



## 58/F4 East Crosscauseway

Newington, Edinburgh, EH8 9HD

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## Summary

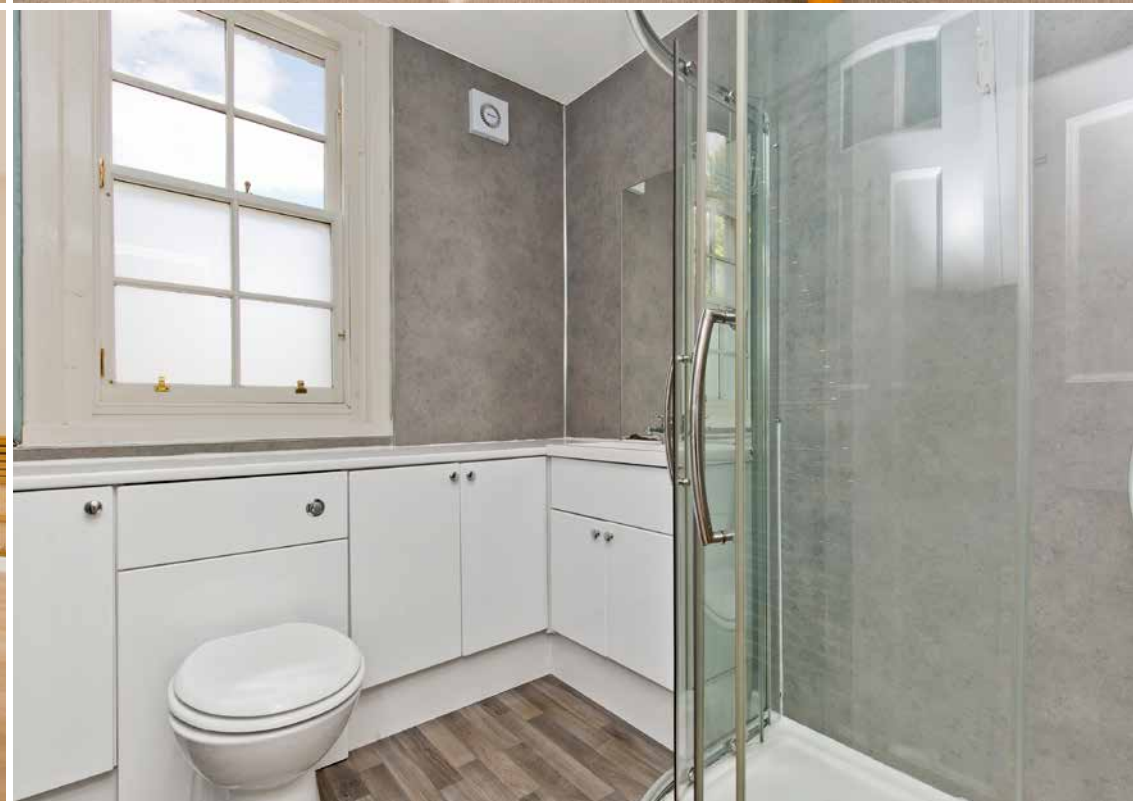
Set on the second floor of a charming period tenement with a communal garden, this attractive flat boasts a south-facing reception room with a focal fireplace, a tastefully-appointed kitchen, a generous double bedroom with storage, and a modern shower room. Located in bustling Newington, the appealing home enjoys proximity to a fantastic array of shops, bars, and eateries, as well as being a short stroll from Holyrood Park and the Meadows.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

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## Features

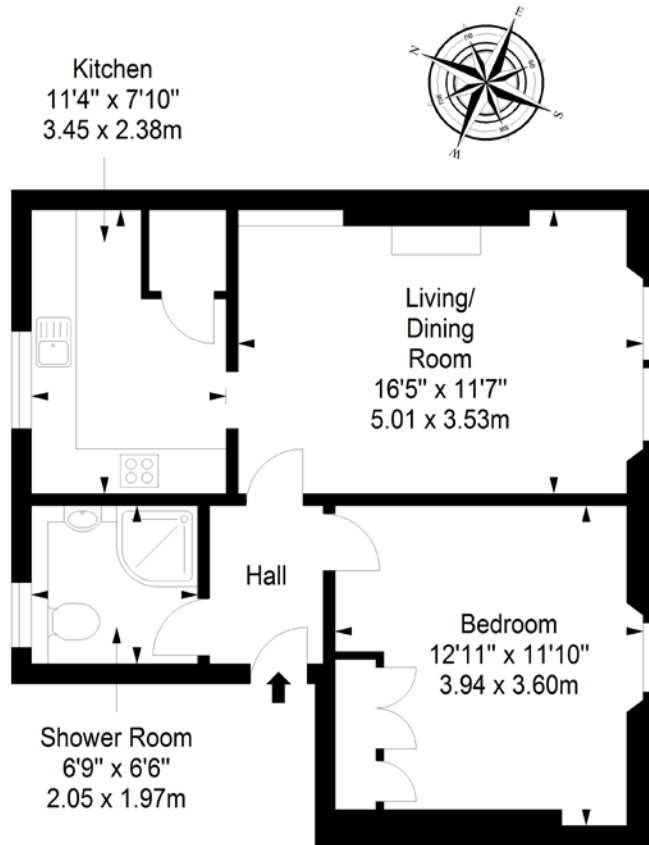
- Prime central location
- Traditional second-floor flat
- Secure entry system
- Airy entrance hall
- Sunny living/dining room
- Stylish kitchen
- One double bedroom with storage
- Modern shower room
- Communal rear garden
- Controlled on-street parking (Zone 3)
- Gas central heating
- EPC Rating - C



# Floorplan

## Second Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



Total area: approx. 48.5 sq. metres (522.0 sq. feet)

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU

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### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

