



65/8 ST LEONARD'S STREET

NEWINGTON, EDINBURGH, EH8 9QR



1 PUBLIC



2 BED



1 BATH

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VMH SOLICITORS



65/8

ST LEONARD'S STREET

Forming part of an established development in Newington, this third/top-floor flat accommodates two bedrooms, a living room, a dining kitchen, and a bathroom, plus access to a shared garden and an allocated parking space. The flat lies just a stone's throw from picturesque Holyrood Park and enjoys iconic views encompassing Arthur's Seat and Salisbury Crag.

Features

- Third/top-floor flat in Newington
- Stone's throw from Holyrood Park
- Views of Arthur's Seat
- Secure shared stairwell
- Hall with storage
- Good-sized living room
- Southwest-facing dining kitchen
- Double bedroom with built-in wardrobe
- Single bedroom
- Bathroom with shower-over-bath
- Access to shared garden
- Allocated parking space
- Electric heating and double glazing



EPC Rating - D

Home Report Value - £260,000

For up to date price & viewing information contact VMH Property or visit us online.



Extra: all window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



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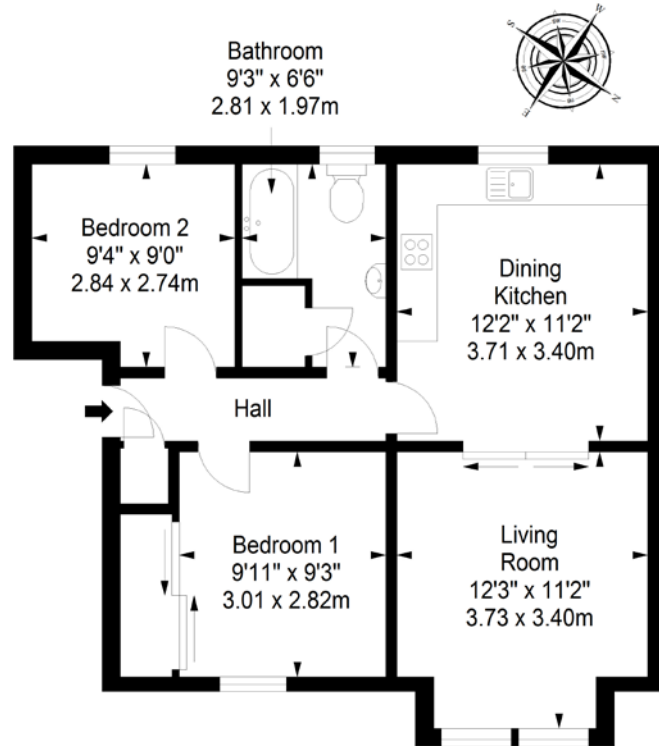
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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.

Top Floor
Approx. 54.1 sq. metres (582.3 sq. feet)



Total area: approx. 54.1 sq. metres (582.3 sq. feet)