



**24/4 Causewayside, Newington,
EDINBURGH, EH9 1QB**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

ONE BED FIRST FLOOR FLAT



Bright and attractive, one bedroom, first floor flat situated in the desirable Newington district in Edinburgh, a stone's throw from the Meadows, independent shops, cafes, good transport links. The property has been decorated throughout in neutral tones, is in walk in condition, ideal for a first-time buyer or an investment opportunity. The accommodation consists of a communal entrance stair, a hallway with storage, an attractive dining lounge and a modern kitchen with a range of units and appliances. There is also a double bedroom with a fitted wardrobe and a bathroom with a bath and overhead shower. There is residents parking to the rear of the building.

Communal stair with entry phone

Hall

Dining lounge

Kitchen

Double bedroom

Bathroom

Storage heating

Double glazing

Residents parking - one permit and visitors parking

Factored by Charles White - approx. £388 per annum for the maintenance of communal areas





NEWINGTON

Newington is a thriving community in Edinburgh's Southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to The Royal Mile, Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine and fridge are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

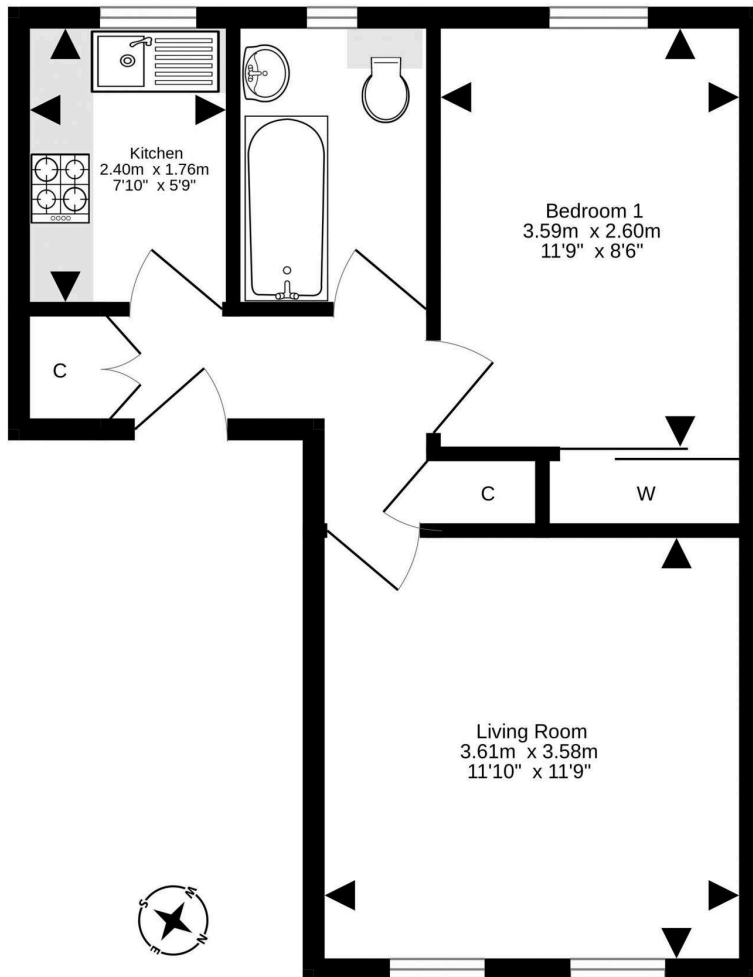
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Home Report Valuation

£190,000

EPC Rating

D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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