



Solicitors & Estate Agents










Offers Over
£225,000

11/10 Saint Leonard's Lane

Newington | Edinburgh | EH8 9SD

A fantastic opportunity has arisen to purchase this impressive third/top floor flat forming part of a modern development with allocated parking, situated within the enviable Newington district of the city. The property is close to local amenities and transport links and would undoubtedly appeal to first-time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – E
-  Council Tax Band - E



Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with useful storage, light and airy bay windowed reception room, fitted kitchen with a range of base and wall mounted units, two spacious double bedrooms and contemporary bathroom with three-piece suite and electric shower over bath. Further benefits include electric heating, double glazing and a spacious loft providing excellent storage space.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washing machine and fridge/freezer.

Gardens & Parking

The development has well maintained communal garden grounds and residents allocated parking space (number 34). The development is managed by Charles White for a fee of approx. £220 per quarter. This includes the maintenance of communal areas and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Saint Leonard's Lane forms part of the enviable Newington district of the city, a stone's throw from an excellent range of shops, services, restaurants and bistros. The property is well positioned for access to Edinburgh University (George Square and Kings Buildings), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, as well as Blackford Hill, are all within easy reach. A range of bus services provide quick and easy access into the City Centre and there is good road access to the city bypass with excellent connections to the motorway network.

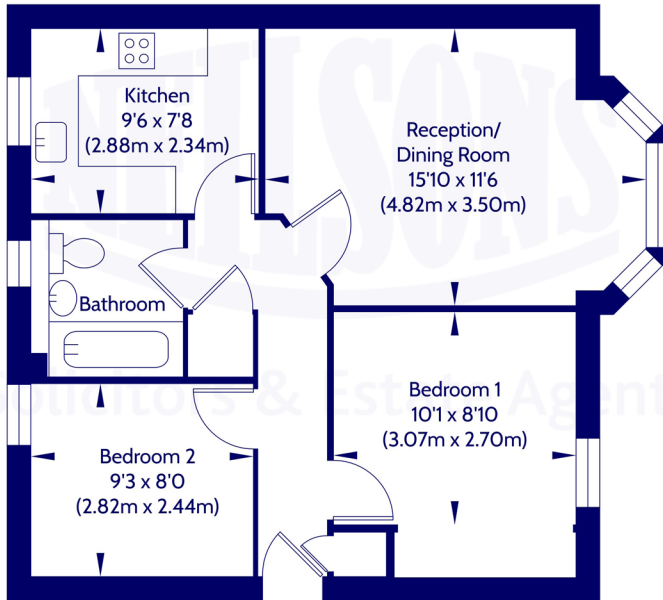


Third Floor

Approx. Internal Area 49.67 Sq M / 535 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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