


COULTERS[©]

9/8 WEST NEWINGTON PLACE

NEWINGTON, EDINBURGH, EH9 1QT

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Nestled in the heart of Newington, this two-bedroom top floor flat offers a perfect blend of modern comfort and traditional charm. As you step inside, you'll be greeted by a bright and airy interior, complemented by the well maintained communal garden below. This well-presented property would make an excellent first-time buyer home, boasting a unique combination of style and functionality.

Step into the open-plan kitchen, dining, and living area and you'll be struck by the sense of space and light. The sleek kitchen features wall and floor-mounted cabinets, integrated appliances including a gas hob, oven, and extractor hood, and a feature fireplace that adds warmth and character. The property boasts two spacious double bedrooms, both featuring large windows with functioning shutters that allow natural light to pour in. The modern shower room is equipped with a stylish suite, while the separate toilet adds an extra touch of convenience. With ample storage space throughout, you'll be able to keep your belongings organised and clutter-free.

KEY FEATURES



Top floor well presented apartment



Two large double bedrooms



Shared rear garden



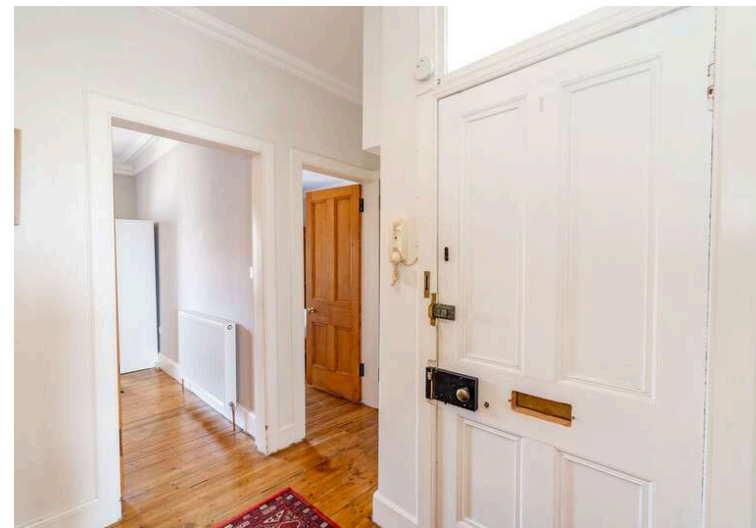
On street permit parking



Within a short walk of The Meadows



Independent retailers and cafes nearby



Externally the property benefits from on-street permit parking right outside your door, secure door entry system. The property also from access to a lovely communal garden for residents to enjoy. Add to that a private garage space, and you'll have everything you need for a comfortable and convenient lifestyle.

This fantastic property is an opportunity not to be missed. With its unique blend of style, functionality, and location, it's the perfect choice for first-time buyers or anyone looking for a low-maintenance lifestyle in the heart of Edinburgh.





THE LOCAL AREA

Newington is a beautiful residential area just a 20-minute walk from Edinburgh's Royal Mile. It has gorgeous Victorian architecture offering a vibrant and diverse neighbourhood which has a unique blend of historic charm and lively atmosphere. With excellent public transportation connections and a host of amenities Newington remains a highly sought after location for those who want to live in the city while also having a hint of natural beauty and history.

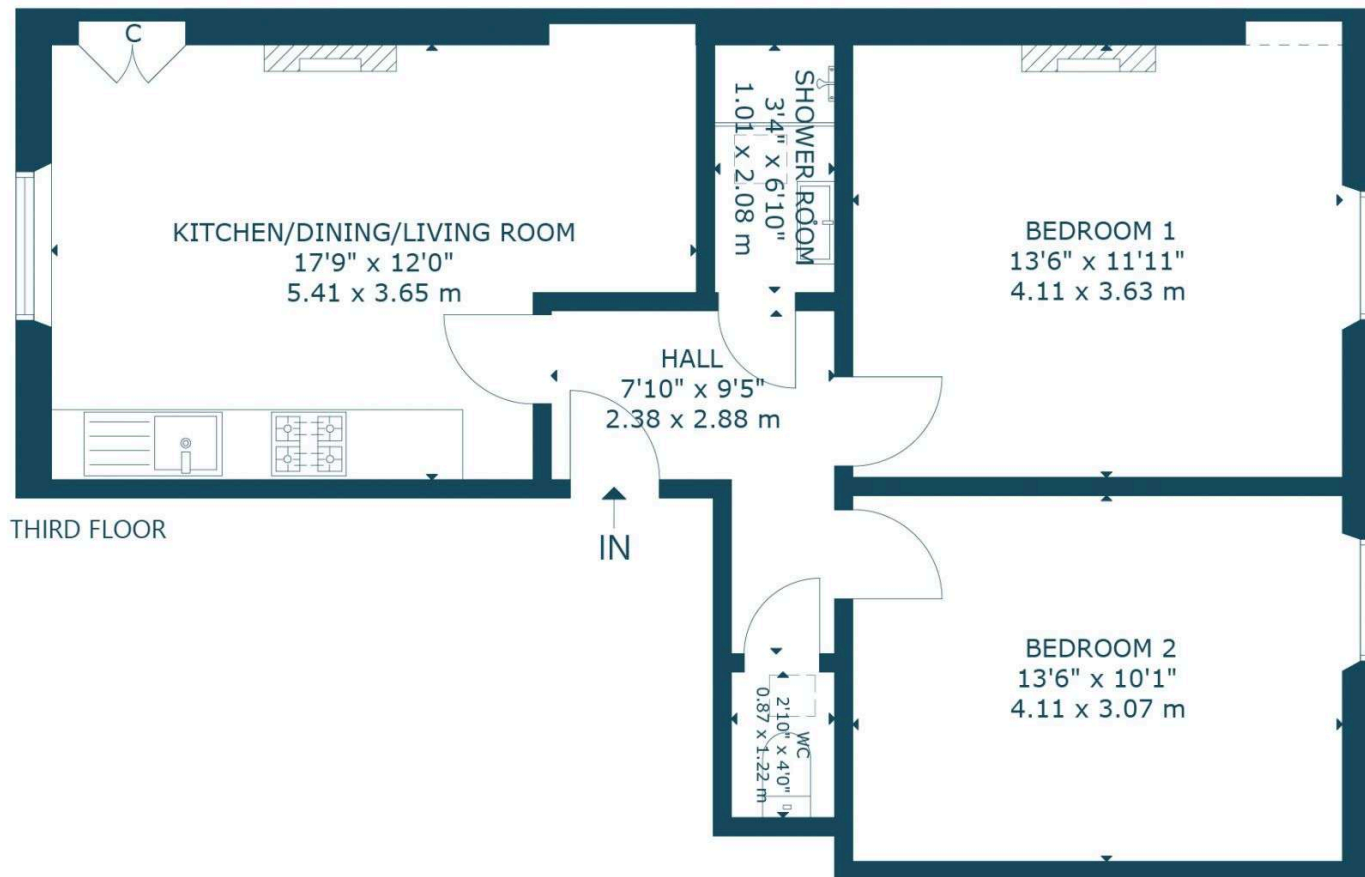


The area's main street, South Clerk Street, has many shops, restaurants, cafes and bars. Newington is bordered by Holyrood Park which gives stunning views of Arthur's Seat. This also makes a perfect place to go on leisurely walks or to just enjoy the expansive green space.

EXTRAS

All curtains, blinds, light fittings, fitted flooring and integrated kitchen appliances are included in the sale price. Non-integrated appliances may be up for separate negotiation.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 617 SQ FT / 57 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.