





This traditional third-floor flat is a one-bedroom residence set on a quiet road in sought-after Newington. It offers impressive city views from its elevated position and it benefits from close proximity to fantastic amenities and regular transport links, providing an easy commute into the heart of the city centre. Whilst the home requires cosmetic upgrades, it remains an excellent opportunity – especially given its highly desirable location. It will certainly appeal to investors, as well as professionals, couples, and first-time buyers looking for a city flat with excellent potential to add value.

Extras: to be sold as seen, including a gas cooker and a washing machine. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- A third-floor city flat with lots of potential
- Part of a traditional building
- Quiet location in popular Newington
- Inspiring elevated views over the capital
- Bright hall leading to all accommodation
- Living room with southeast-facing aspect
- Well-appointed breakfasting kitchen
- Double bedroom with built-in wardrobe
- 3pc bathroom with an overhead shower
- Unrestricted on-street parking in the vicinity



"A TRADITIONAL
ONE-BEDROOM
THIRD-FLOOR CITY
FLAT WITH A DESIRABLE
POSITION IN SOUGHT-
AFTER NEWINGTON"



EPC RATING:

D

COUNCIL TAX BAND:

C

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

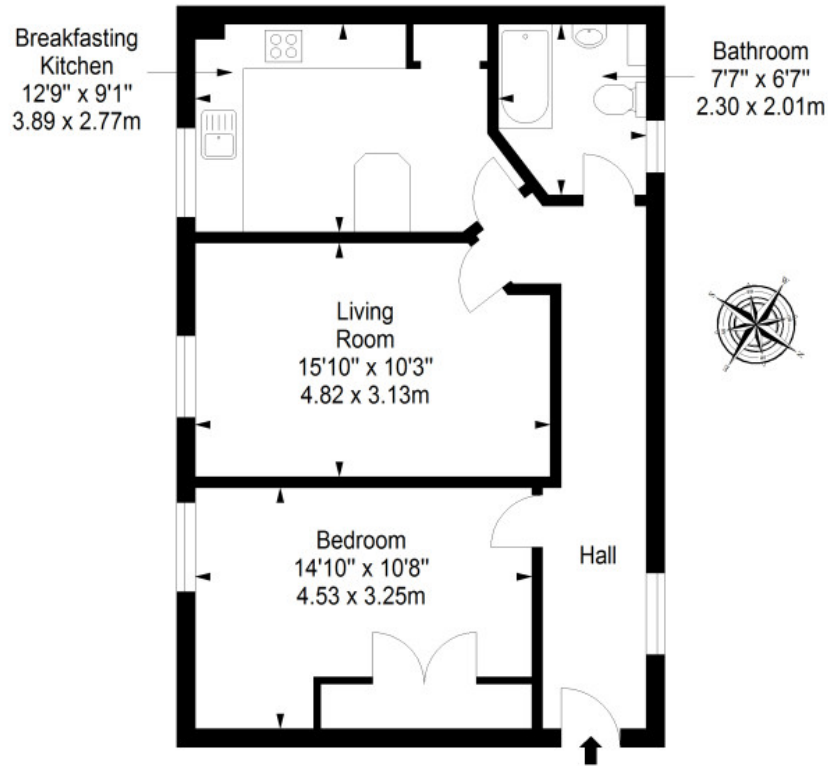
DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000

BORDERS

01890 880 008

Third Floor
Approx. 58.0 sq. metres (624.3 sq. feet)



Total area: approx. 58.0 sq. metres (624.3 sq. feet)



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