



17/2 St Leonard's Lane
Newington, Edinburgh, EH8 9SD



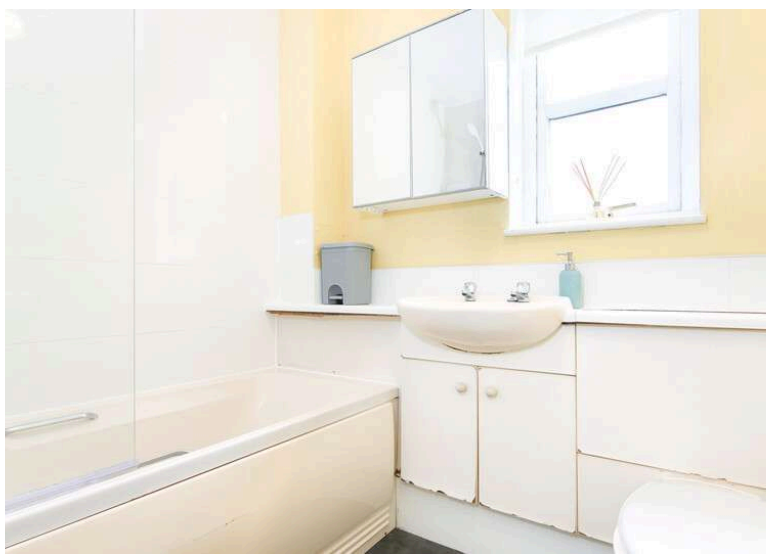


17/2

St Leonard's Lane

Bright well proportioned yet easily manageable Ground Floor Flat quietly situated in this modern yet mature residential development in the Newington district of the City.

- Well proportioned ground floor flat
- Secure entryphone system
- Electric heating and double glazing
- Landscaped communal gardens
- Private residents car park
- Lounge/dining room
- Kitchen
- Two double bedrooms
- Bathroom with shower



Home Report: £230,000

EPC Rating: D

The flat is entered off a well kept shared stairway with security entryphone system and offers accommodation comprising reception hall, bay windowed lounge/dining room, fitted kitchen, two double bedrooms and bathroom with shower.

Electric heating and double glazed windows should help combine comfort with economy.

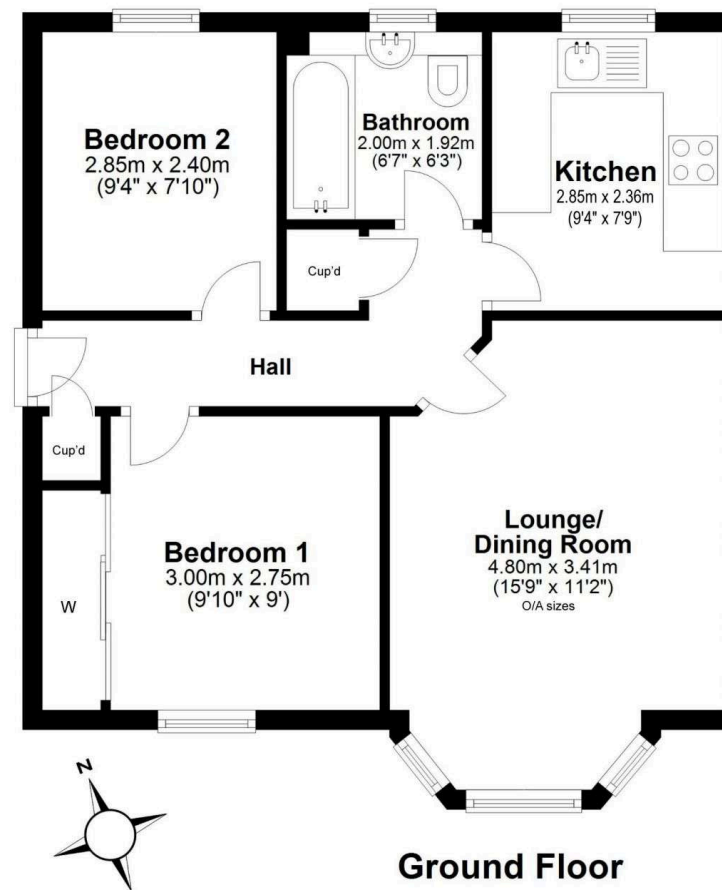
The development is set within well maintained areas of landscaped shared gardens and there is an allocated parking space within the private residents car park.

Extras - to include white goods(electric oven and hob, fridge/freezer and washing machine) carpets and blinds.

Factor - The development is factored by Charles White LTD at a current cost of approx £200 per quarter. This cost covers buildings insurance, communal cleaning and grounds maintenance.



Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months, when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington is also home to a wealth of cultural attractions, namely the Festival Theatre, the Queen's Hall and Summerhall multi-arts complex. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high-street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll Shopping Centre. Newington is within the catchment area for wellregarded schools and is served by comprehensive public transport links travelling across the city, day and night



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