

NEWINGTON
26/6 CAUSEWAYSIDE
EH9 1QB



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EPC RATING: C

OFFERS OVER £190,000



SUPER MODERN ONE BED SECOND FLOOR FLAT IN POPULAR NEWINGTON LOCATION

This well-presented apartment enjoys an enviable location in the popular area of Newington with its excellent range of amenities, coffee shops, bars & restaurants, the open spaces of the Meadows & Holyrood Park and close to various University buildings. The property is ready to move into and would make an ideal first time buy or investment property. Situated an easy walk or bus ride into the city centre.

VIEWING

Sun 2-4 or pls call Jardine Phillips 0131 4466850

PROPERTY DESCRIPTION

- Hallway with two handy storage cupboards
- Sunny & bright twin windowed sitting/dining room
- Kitchen with good range of white high gloss handleless units & appliances
- Large double bedroom with mirrored sliding door wardrobes
- Bathroom with bath with electric shower over, sink, wc & mirrored storage cupboards
- Electric heating system with hot water tank in hall cupboard
- Upvc double glazed windows
- Unallocated off street parking
- Factor Charles White. Approx £350pa billed quarterly

AREA

Newington is a very popular area in the south of the city, within easy walking distance or a short bus ride from the city centre. There are a great range of local shops & supermarkets on Causewayside, with a wider range of supermarkets, retail outlets, coffee shops, bars & restaurants available in nearby Newington, Marchmont and Cameron Toll. Edinburgh & Napier universities are both close by, as well as a wide range of amenities including a library, the Commonwealth Pool & gym and Festival Theatre. The flat is also well placed for lots of walks and open spaces including the Meadows, Holyrood Park, Arthur's Seat and Blackford Hill. There are regular bus routes both into and out of town and there is easy access out

to the city bypass and the motorway network beyond.

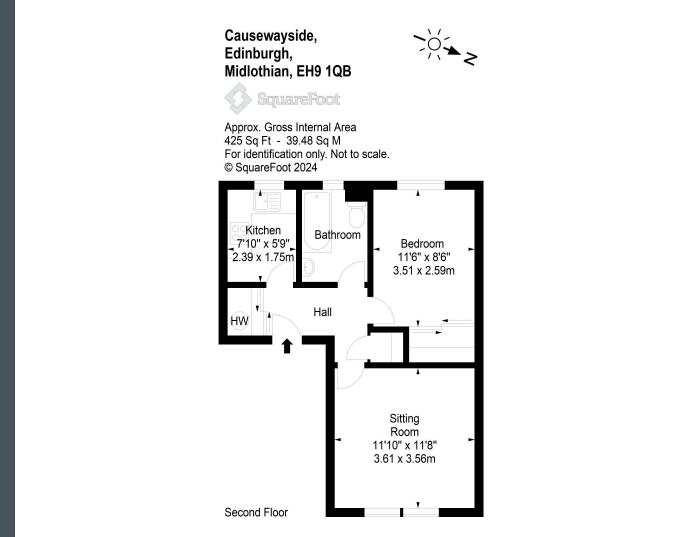
EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, freestanding fridge freezer & washing machine are included in the sale. All the furniture is also included in the price.

HOME REPORT VALUATION

£195,000

Sitting/dining room	11'10 x 11'8 (3.61 x 3.56m)
Kitchen	7'10 x 5'9 (2.39 x 1.75m)
Bedroom 1	11'6 x 8'6 (3.51 x 2.59m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.