



22 St. Leonards Bank

NEWINGTON | EDINBURGH | EH8 9SQ



MURRAY
BEITH
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22 St. Leonards Bank is a spacious, mid-terraced house that would now benefit from some modernisation to create a great family home. The accommodation is principally over two floors, together with a floored loft and various storage rooms on the garden level.

Ground Floor: Entrance vestibule; welcoming hall; bright sitting room with Edinburgh press and timber mantel piece; kitchen / family room fitted with a range of wall mounted and floor standing units and ample space for a dining table and chairs; double bedroom 1 with built-in wardrobes.

First Floor: Bright landing with a generous cupola providing ample natural light and loft hatch with a Ramsay style ladder providing access to a floored loft; spacious first floor drawing room with an Adam mantel piece; double bedroom 2; double bedroom 3 with built-in wardrobes; bedroom 4; family bathroom with a white three-piece suite. Access hatch to the floored loft.

Garden Level: Various storage rooms; guest shower room.

Front garden with mature borders and flagstone path to the front door. Enclosed rear garden laid to lawn with mature borders.

Both permit parking, (Zone 7), and metered parking is available locally.

As an executry sale standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen" and as this is a development opportunity and no warranties are given in terms of white goods, plumbing, gas and electrics.

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.

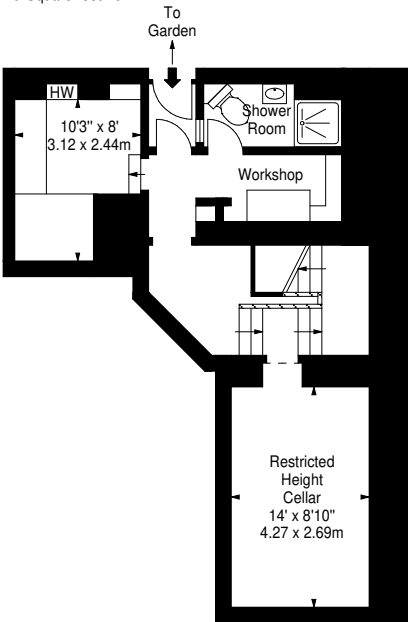




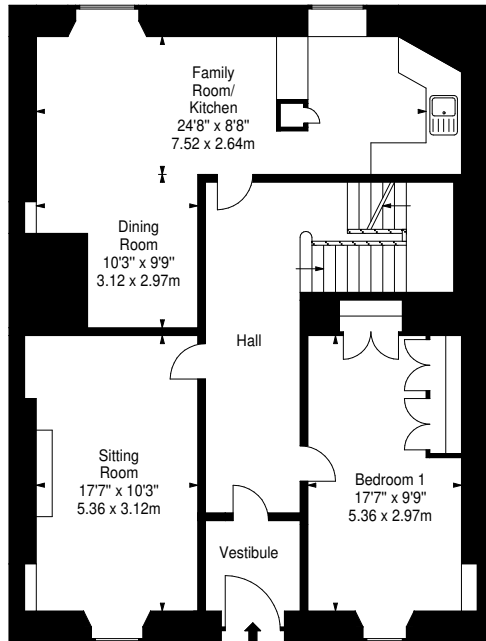
St. Leonards Bank,
Edinburgh,
Midlothian, EH8 9SQ



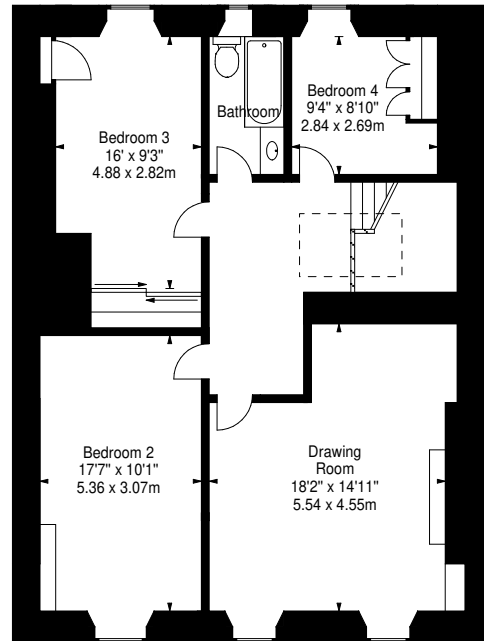
Approx. Gross Internal Area
2398 Sq Ft - 222.77 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Garden Floor



Ground Floor



First Floor

Location

St. Leonards Bank is a quiet, one-sided, residential street sitting in the popular district of Newington, a highly sought-after neighbourhood approximately 1 ½ miles to the south of the city centre. The area is served by an excellent range of local amenities, including a wide selection of shops, bars and restaurants. Leisure and recreational facilities include Arthurs' Seat and the wide-open spaces of Holyrood Park are accessible directly from St. Leonards Bank. The Royal Commonwealth Pool and leisure complex, the Meadows, several golf courses and the Hermitage of Braid and Blackford Hills are also all easily accessible. Within easy reach is more comprehensive shopping at Cameron Toll with its multitude of shops including a Sainsbury superstore. Several other retail parks a short bus or car journey away and there is good road access to the City Bypass and to the main motorway network of central Scotland, with easy links to Edinburgh International airport. An excellent bus service connecting to the City Centre is available from both St. Leonards Street and Clerk Street, ideal for a swift commute to the city centre. There are also direct bus links to numerous popular areas such as Bruntsfield, Haymarket and Inverleith. The location is convenient for those working or studying at the Edinburgh University campuses, the Royal Infirmary and the Scottish Parliament. Local schooling includes Preston Street Primary and James Gillespie's High School, as well as a range of private schools also within easy reach including George Heriots and George Watsons College.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.