



10/6 Howden Street
Newington, Edinburgh, EH8 9HL



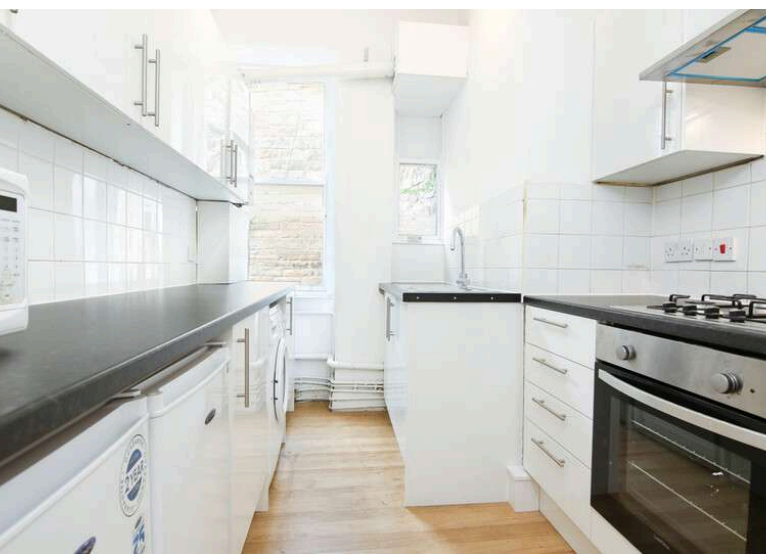


10/6

Howden Street

Bright, two bedroom second floor flat in the popular area of Newington, with views of Arthur's Seat.

- Entrance hallway with large cloakroom
- Living room with feature fireplace
- Modern kitchen
- Two double bedrooms
- Bathroom
- Shared communal gardens
- Gas central heating



Offers Over: £235,000

Home Report: £250,000

EPC Rating: C

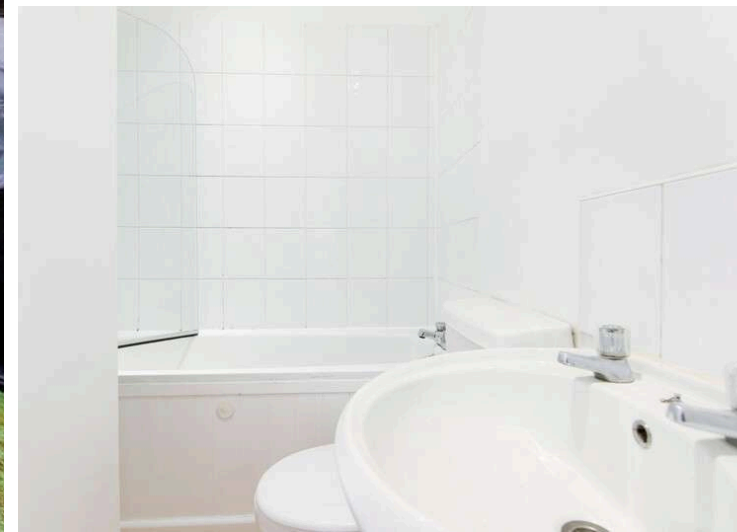
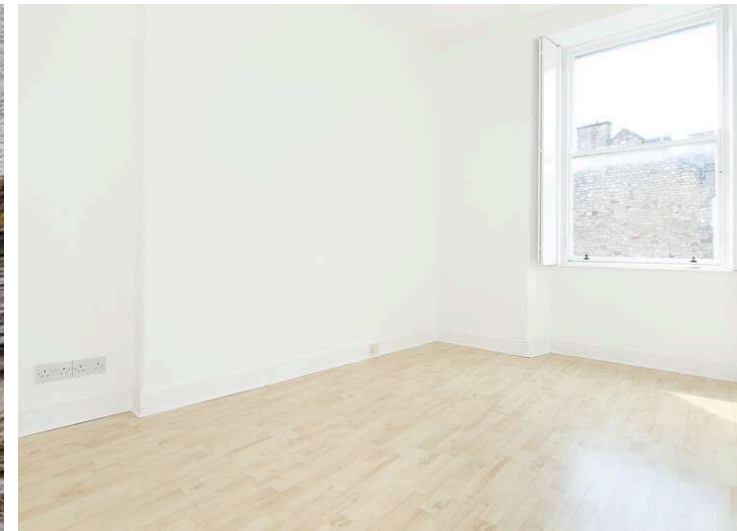
Council Tax: C

Tenure: Freehold

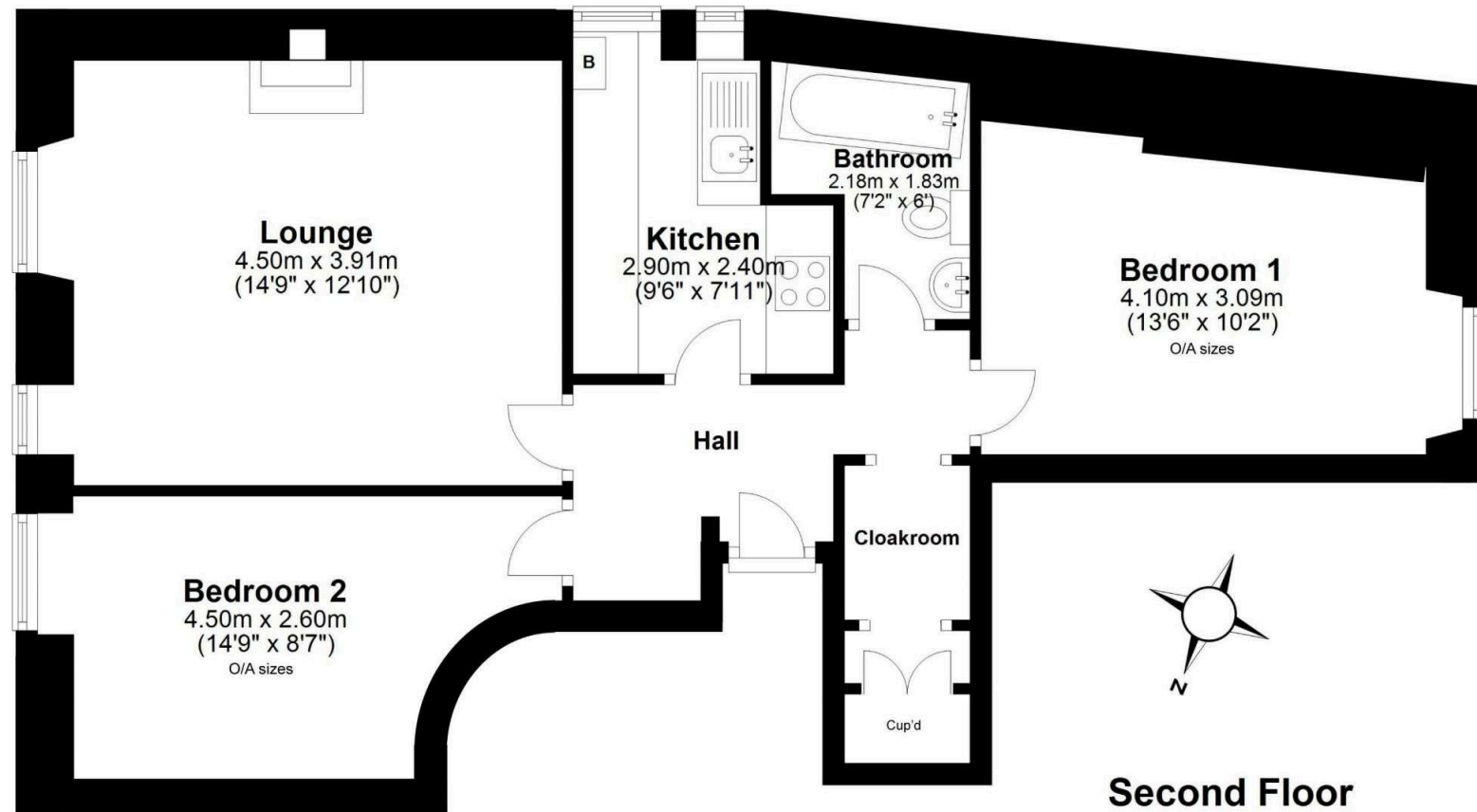
Bright and spacious two bedroom second floor flat situated in the popular area of Newington.

Internally, the property comprises welcoming hallway with large cloakroom offering ample storage, large living room with feature fireplace, modern kitchen with a range of base and wall units, two double bedrooms and a three piece bathroom suite. Externally, there is a common shared garden to the rear and the property also benefits from gas central heating and beautiful views of Salisbury Crags and Arthur's Seat.

Extras: all fitted floor coverings, light fittings, gas hob, oven and extractor hood, washing machine, fridge and freezer are included in the sale price.



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 well regarded schools and is served by comprehensive public transport links travelling across the city, day and night.



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