



59/1 Causewayside

Newington, Edinburgh, EH9 1QF



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Superb first floor flat located in the desirable residential area of Newington

- Lovely sitting/dining room
- Open plan to fitted kitchen
- Double bedroom - built in wardrobes
- Bedroom 2/home office
- Bathroom & separate WC
- Bright & tastefully presented
- Popular & convenient location
- Shared rear garden
- Permit parking
- Electric heating



Offers Over:

£225,000



Freehold

Further information can be found in the home report.

About the Property

Forming part of a traditional tenement, this superb first floor flat is located in the popular and convenient area of Newington.

The property lies within walking distance of a variety of amenities, Edinburgh University and within easy reach of the City Centre.

The interior is bright and well proportioned and the property is in good order throughout.

Extras

All fitted floor coverings, blinds, light fittings, hob, oven, extractor hood, fridge and washing machine are included in the sale price.





📍 Location

Newington is a highly sought-after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is Cameron Toll Shopping Centre, as well as Straiton Retail Park and Fort Kinnaird. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. This area is well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There are convenient commuter links to the City Bypass with excellent connections to the central motorway network and regular bus services run to and from the city centre. Excellent schooling is represented in both the state and private sectors.





Floor Plan



First Floor



Flat - Approx. Gross Internal Area - 513 Sq Ft - 47.66 Sq M

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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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