



6/2 Windmill Close  
Newington, Edinburgh, EH8 9AT



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**Well proportioned first floor flat located in the popular & convenient area of Newington**

- Sitting/dining room
- Kitchen
- Double bedroom
- Bathroom
- Secure entryphone system
- Popular & convenient location
- Permit parking
- Electric heating & double glazing

**Offers Over: £185,000**

**EPC Rating: D**

**Council Tax: C**

**Tenure: Freehold**

Further information can be found in the home report.

# About the Property

Well proportioned first floor flat located in the popular and convenient area of Newington. The property is in a fantastic position opposite Edinburgh University at George Square, close to many amenities and transport links.

The accommodation is bright and although it now requires upgrading and modernisation it has superb potential. This is a great opportunity for a rental investor or young professional.

## Extras

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



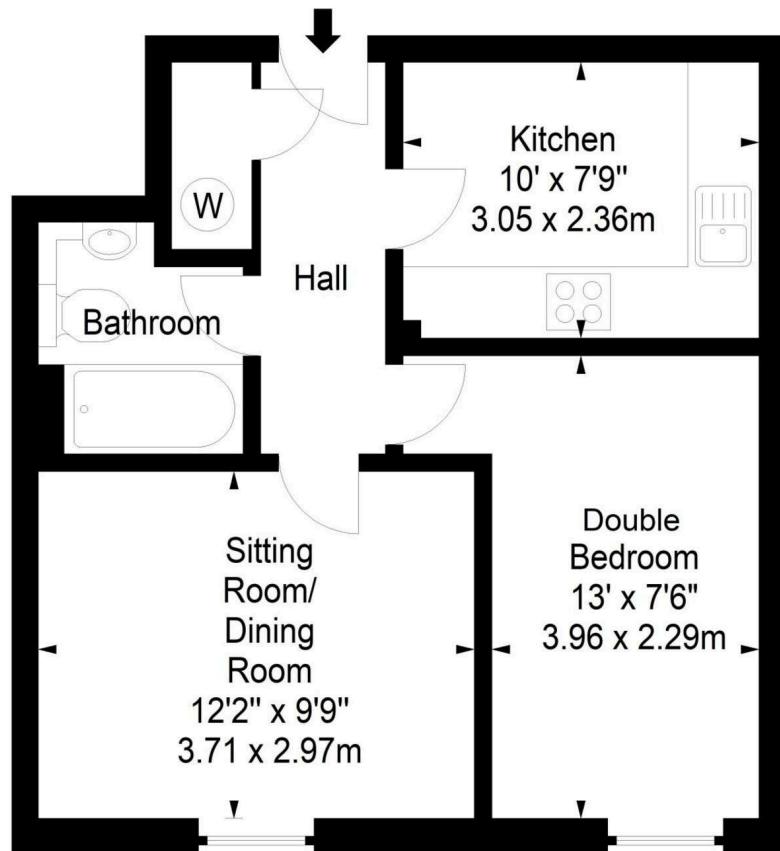
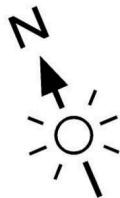
**Windmill Close,  
Edinburgh,  
Midlothian, EH8 9AT**



Approx. Gross Internal Area  
417 Sq Ft - 38.74 Sq M

For identification only. Not to scale.

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First Floor

## 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 are all located nearby. This area is well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is 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.



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