

52/7 East Crosscauseway

NEWINGTON, EDINBURGH, EH8 9HD



*CHARMING 1 BED TOP FLOOR TENEMENT FLAT
IN NEWINGTON WITH GAS CENTRAL HEATING &
DOUBLE GLAZING*



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McEwan Fraser Legal is delighted to present this charming one-bedroom top-floor flat, set within a traditional tenement in the highly sought-after Newington area of Edinburgh. Combining classic period character with modern comfort, this lovely home is ideally suited to first-time buyers, professionals or investors.

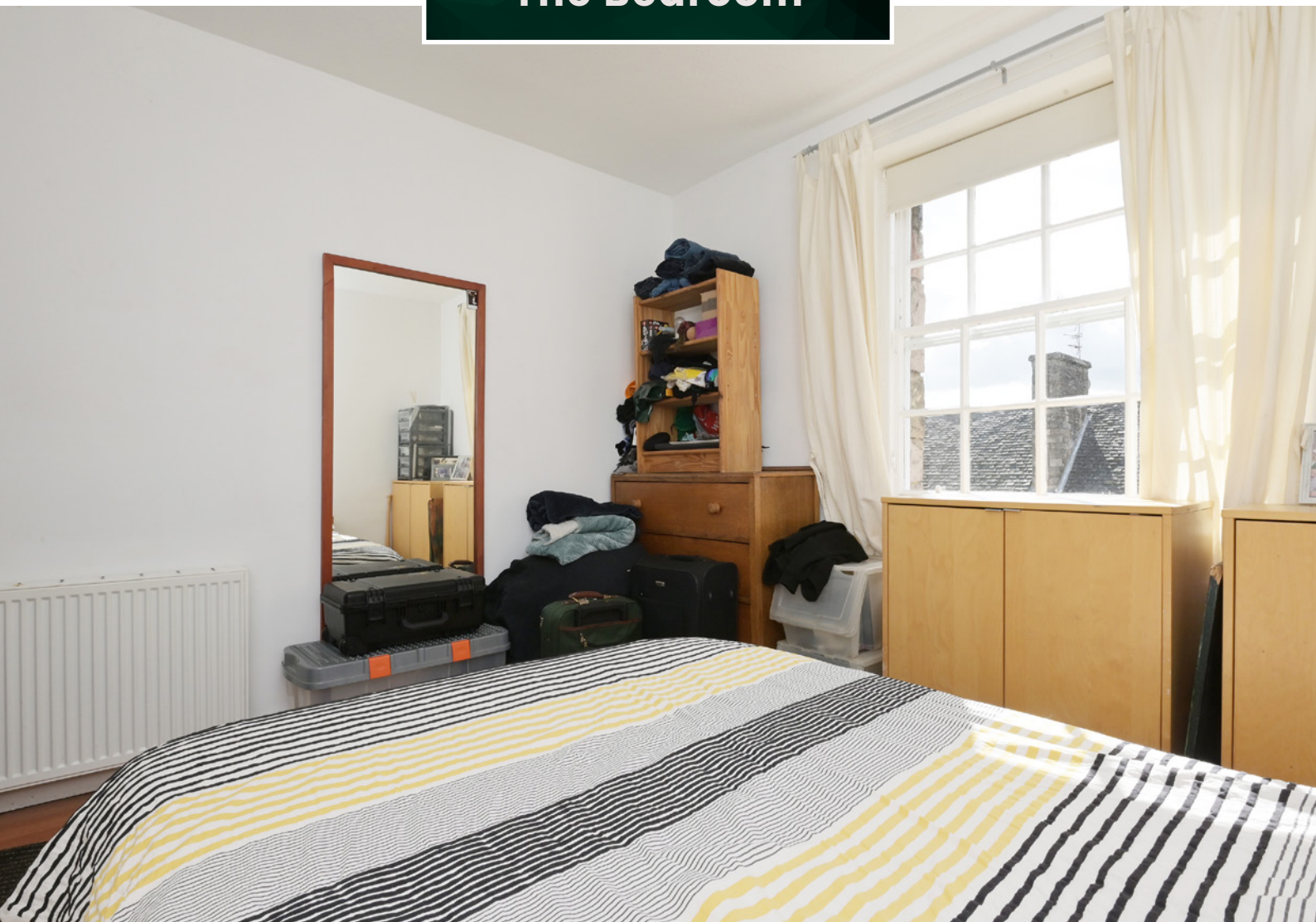
The accommodation comprises a bright and welcoming living room with ample space for both relaxing and dining, a well-appointed kitchen offering plenty of storage and worktop space, a generous double bedroom, and a modern bathroom with a three-piece suite. The property further benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

The Property

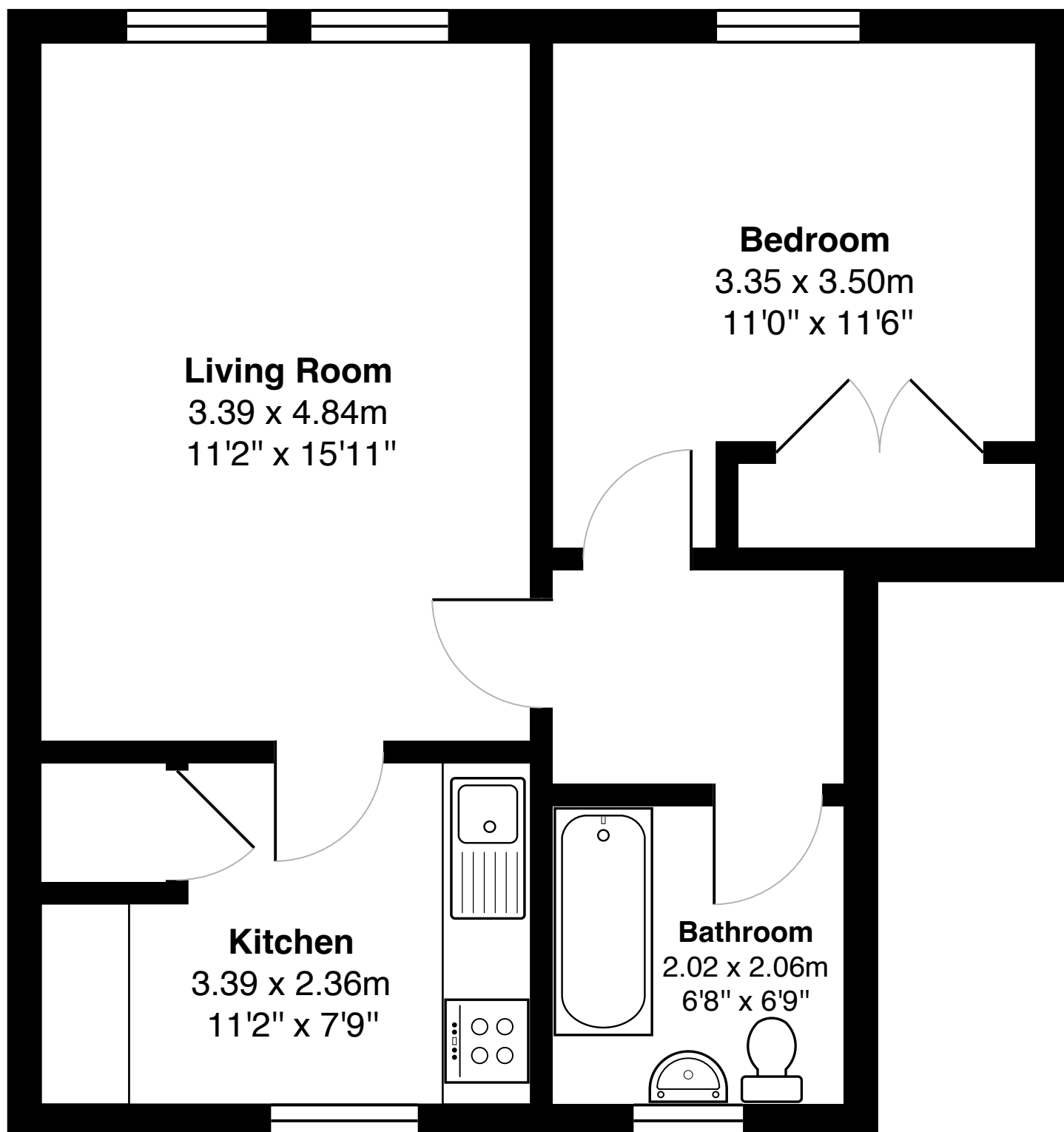




The Bedroom







Gross internal floor area (m²): 46m²

EPC Rating: C



Externally, residents enjoy access to a well-kept shared garden to the rear of the building. Early viewing is highly recommended.

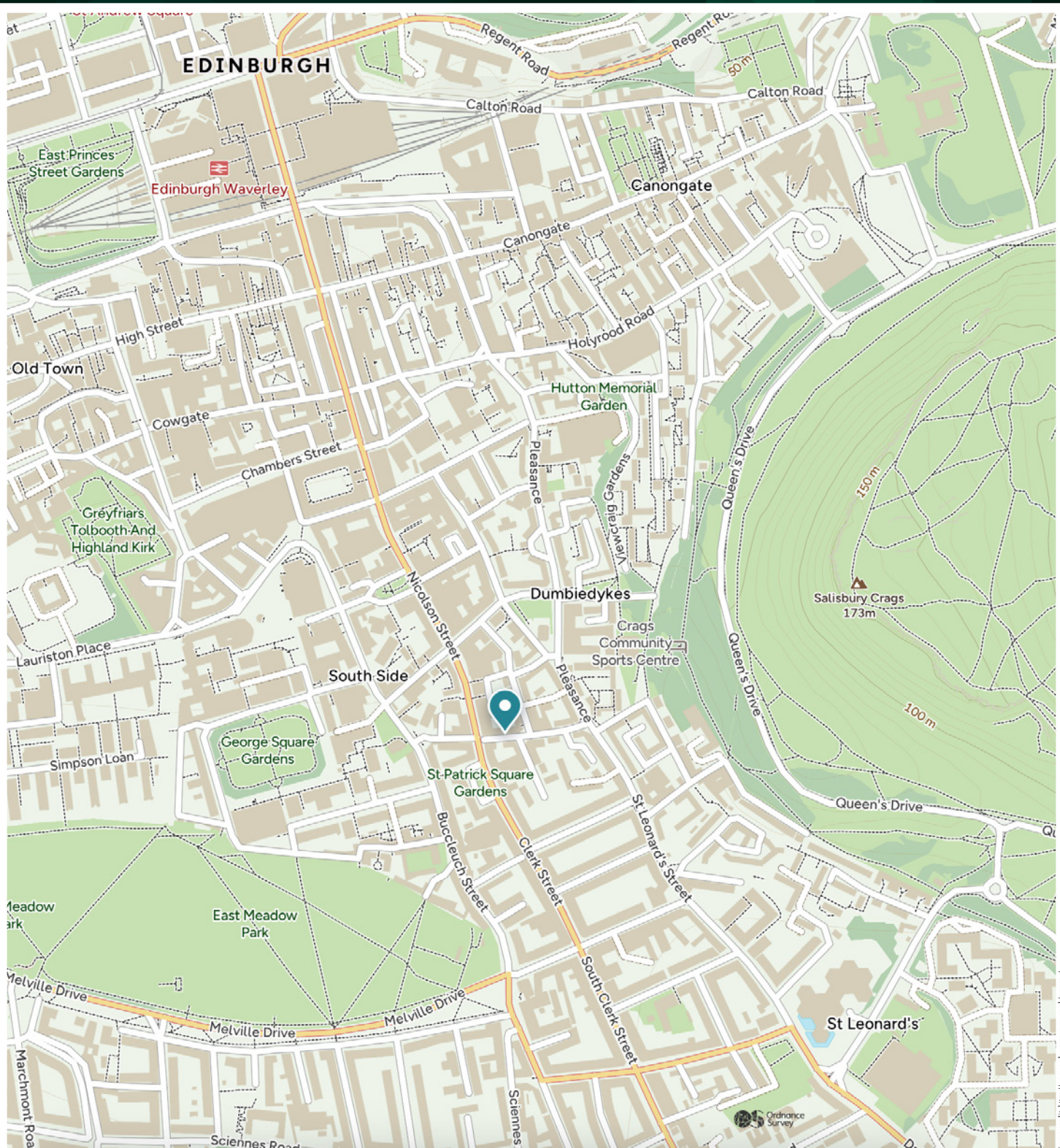




Located within the sought after, established residential area of Newington, the property is ideally placed to take advantage of the many local amenities and facilities on offer including many shops, bistro's and restaurants with the city centre easily accessible by way of good public transport services.

There is an excellent public transport service which passes by the property and travels to the city centre and many surrounding areas. Excellent leisure and recreational facilities can be found close by which includes Royal Commonwealth Pool, Arthur's Seat and Holyrood Park. Good schooling can be found at primary and secondary levels within the vicinity.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
JAMIE MCINTOSH
Surveyor



Professional photography
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Layout graphics and design
ALAN SUTHERLAND
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