

129/3 St. Leonards Street

NEWINGTON, EDINBURGH, EH8 9RB



*Generous one-bedroom tenement-style
flat in sought-after Newington*



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McEwan Fraser is delighted to present this generous one-bedroom tenement-style flat in sought-after Newington. The property is presented to the market in good internal order and benefits from a separate kitchen and a large and well-maintained communal garden. This would be ideal as a first-time buy or as an investment property.

THE LIVING ROOM



Accommodation is focused on a generous living room which is naturally bright and has plenty of space for a large suite and supporting furniture.

THE KITCHEN



The well-proportioned kitchen is accessed from the living room and boasts a full range of base and wall-mounted units set against a tiled splashback. There is plenty of prep and storage space alongside an integrated gas hob and an electric oven. Space is provided for a free-standing fridge freezer and washing machine.



THE BATHROOM

The bathroom is partially tiled and finished with a three-piece white suite.



THE BEDROOM



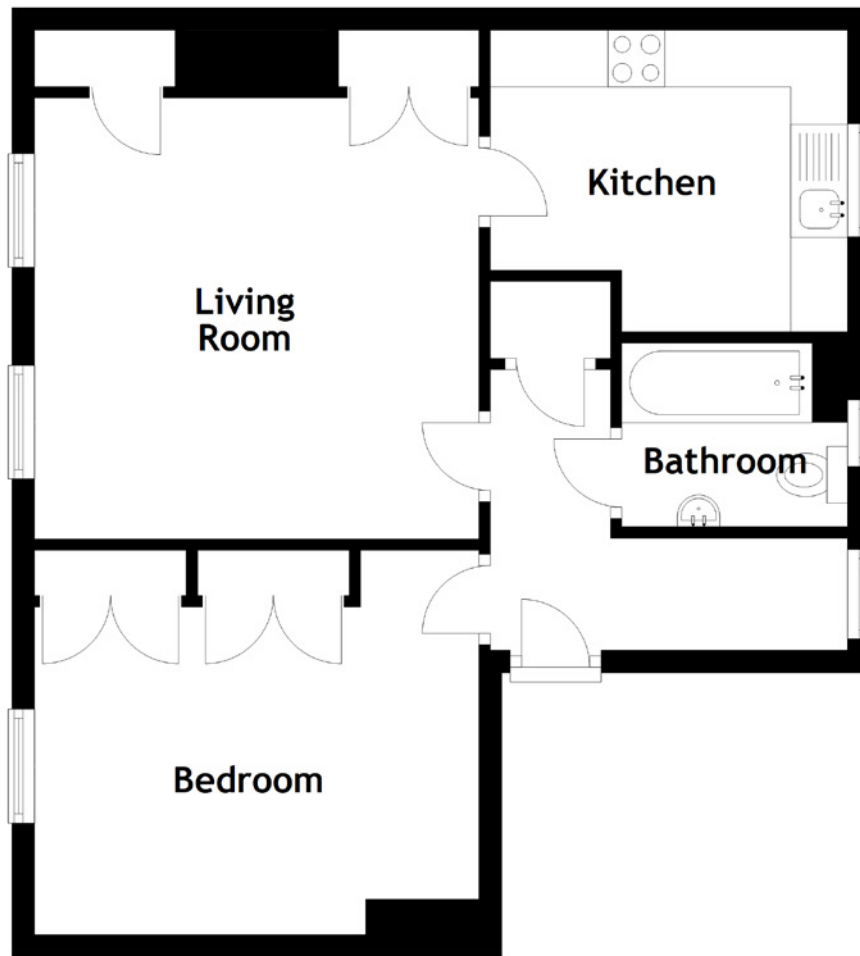
The accommodation is completed by the bedroom which is a good double with two large fitted wardrobes and plenty of space for additional free-standing furniture.

Further benefits include gas central heating, double glazing, and a secure entry system.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

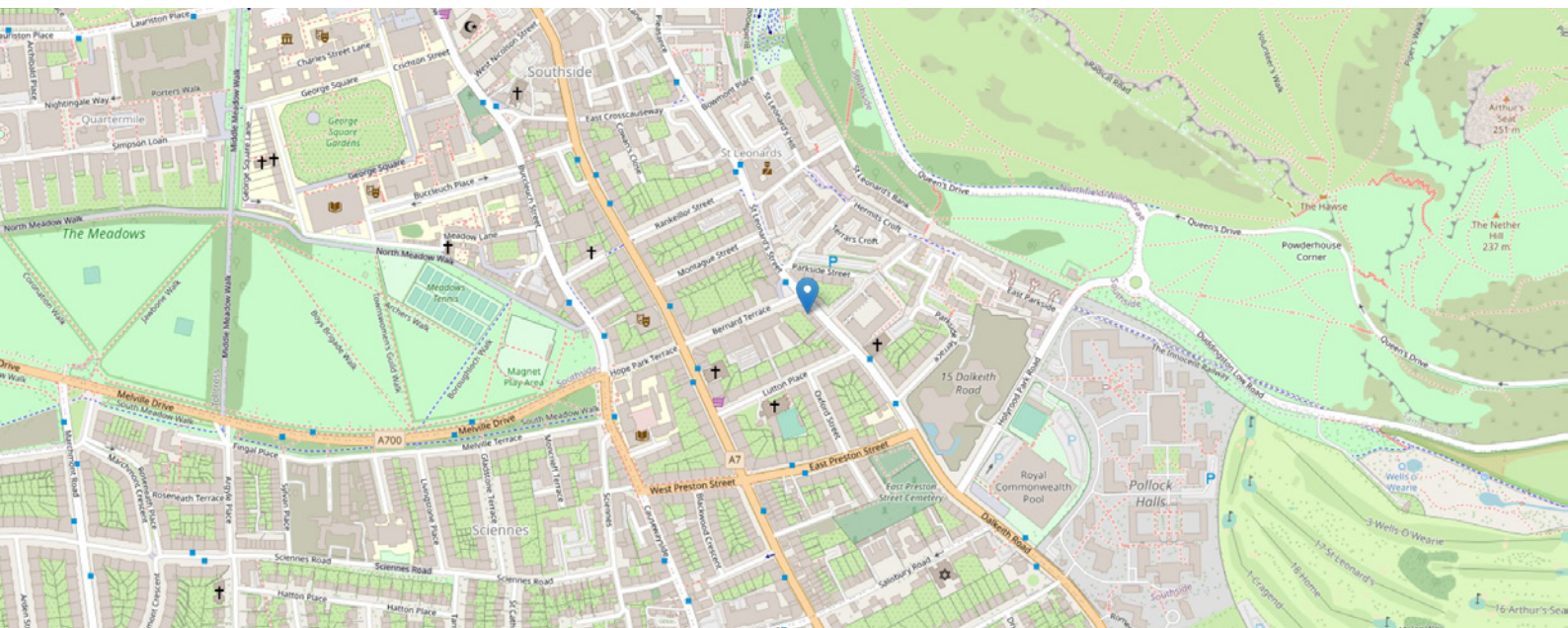
Living Room
Bedroom

3.92m (12'10") x 3.89m (12'9")
3.92m (12'10") x 3.39m (11'1")

Kitchen
Bathroom

3.15m (10'4") x 2.66m (8'9")
1.99m (6'6") x 1.62m (5'4")

Gross internal floor area (m²): 47m²
EPC Rating: C



THE 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. More comprehensive shopping is within easy reach at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as Straiton Retail Park and Fort Kinnaird Retail Park.





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. There is good road access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Gyle Shopping Centre, the Forth Road Bridge, Edinburgh International Airport and the central motorway network. There are also regular bus services running to and from the city centre. Excellent schools in both the state and private sectors are easily accessible.



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