

72 St Leonards Street

ST LEONARDS, EDINBURGH, EH8 9RA



*MODERN MAIN DOOR FLAT IN EDINBURGH'S
POPULAR NEWINGTON AREA, CLOSE BY ARTHUR SEAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



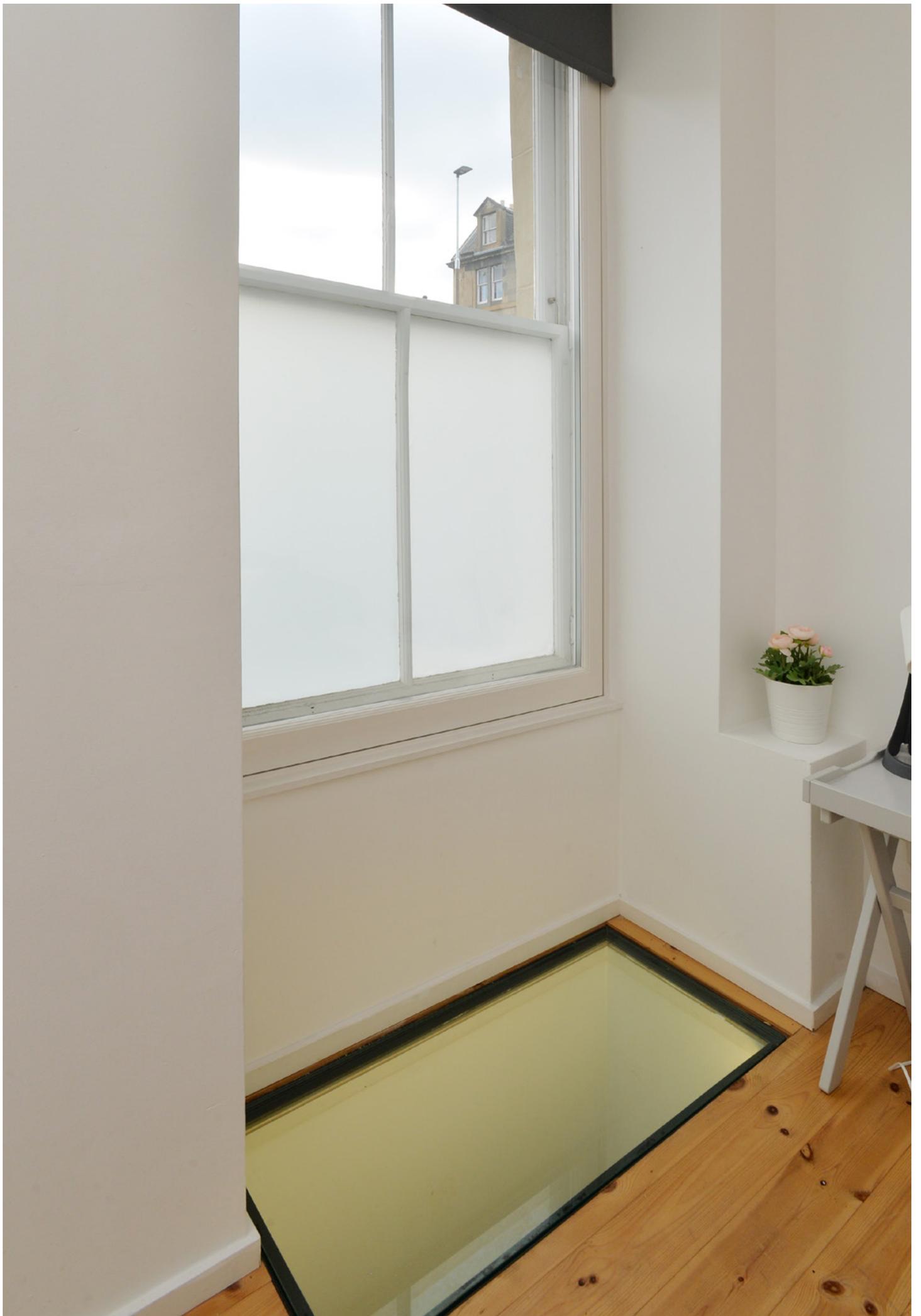
McEwan Fraser Legal is delighted to present this two-bedroom main door double-level flat in Newington. The property is in walk-in condition having undergone renovation. Inside, the property comprises of:

- Fully equipped kitchen modern kitchen which is situated at the base of the stairs in the open plan kitchen dining area.
- Spacious living area which benefits from two large windows street-facing.
- Two double bedrooms one of which is on ground level and the other is situated in the downstairs of the property.
- The shower room is in excellent condition and is modern and well equipped for your needs.

In addition to this, the property benefits from gas central underfloor heating full double glazing and access to a communal rear garden. Whilst there isn't private parking there is more than adequate on-street permit parking for residents and visitors can acquire visitor permits or pay to park.

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bedroom 1







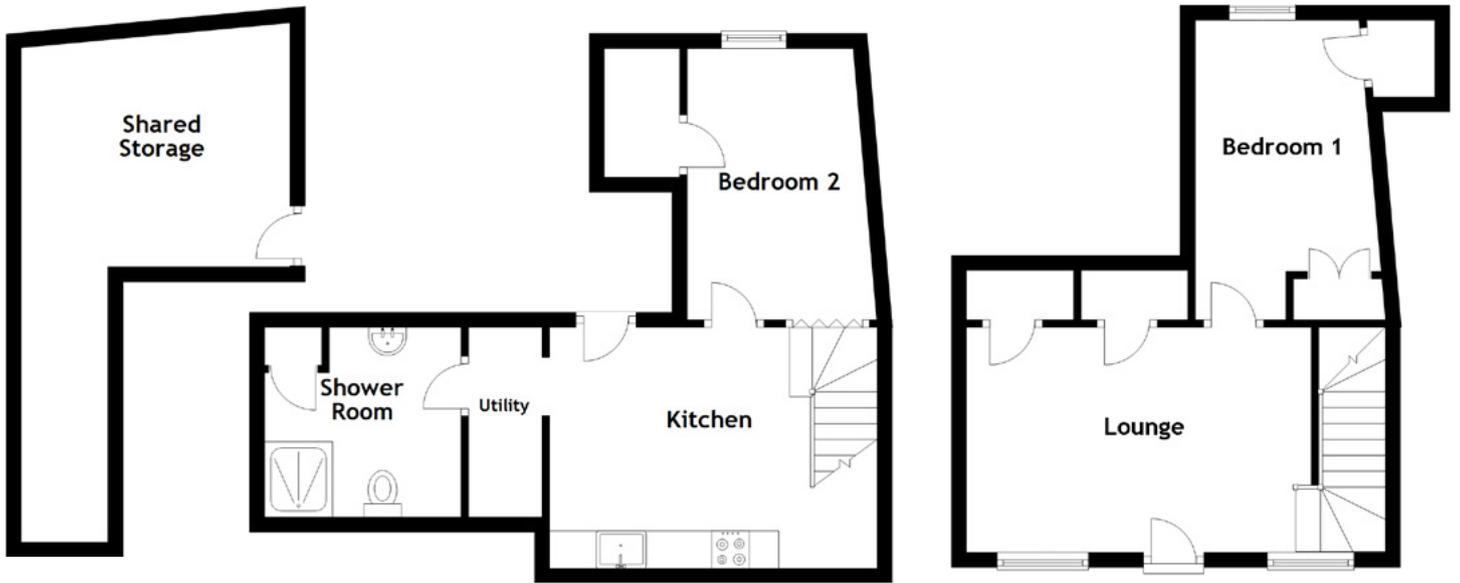
shower room







UTILITY



Approximate Dimensions
(Taken from the widest point)

Lounge	4.47m (14'8") x 3.01m (9'11")	Shower Room	2.61m (8'7") x 2.36m (7'9")
Bedroom 1	4.01m (13'2") x 2.53m (8'4")		
Kitchen	4.35m (14'3") x 3.22m (10'7")	Gross internal floor area (m ²): 60m ²	
Bedroom 2	3.63m (11'11") x 2.53m (8'4")	EPC Rating: D	
Utility	2.54m (8'4") x 0.98m (3'3")		

Floor Plan



communal garden





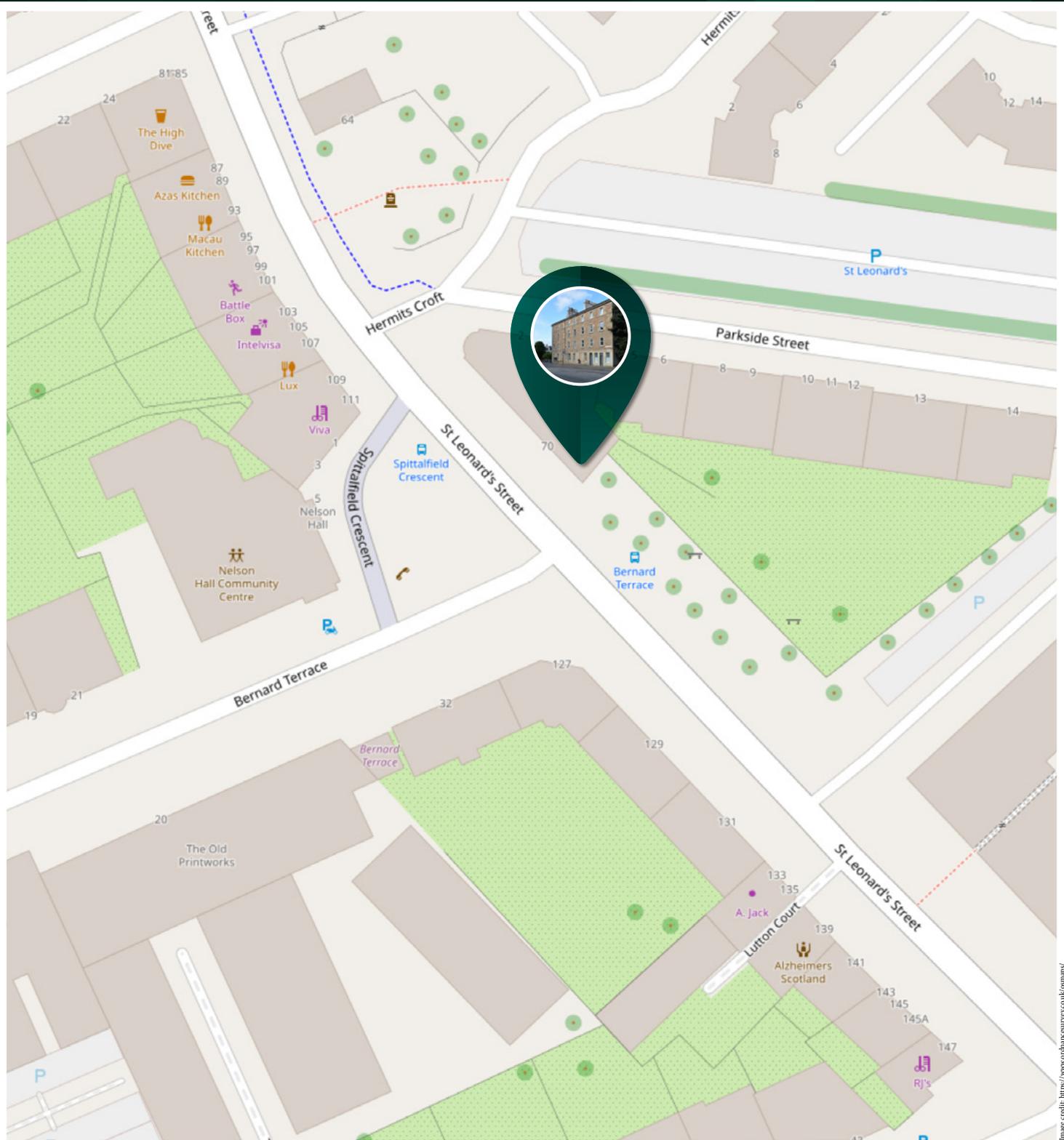
The property is situated within the sought after area of Newington close to excellent local day-to-day shopping requirements. Further specialised shopping can be found at Cameron Toll Shopping Centre and the city centre both a short walk or drive from the property.

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, Holyrood Park and most notably The Meadows.

Reputable schooling can be found at primary and secondary levels within the vicinity.

The property is ideally placed to take advantage of the many local amenities and facilities on offer including many shops, bistros and restaurants with the city centre easily accessible.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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