

9/3 West Newington Place

NEWINGTON, EDINBURGH, EH9 1QT



ONE BEDROOM APARTMENT WHICH IS WITHIN
STRIKING DISTANCE OF EDINBURGH CITY CENTRE



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal are delighted to give a discerning buyer the chance to acquire this superb one bedroom apartment which is within striking distance of Edinburgh City Centre. Internally, the property has scope for upgrading and would represent an amazing first-time buy or a buy-to-let investment. For extra warmth and comfort, the property boasts gas central heating and double glazing. A brand new Angel digital fire alarm system has recently been fitted in each room.

The accommodation is focused on a generous lounge and adjacent kitchen which are filled with lots of natural light. Ample floor space in the lounge gives plenty of options to personalise the space. The kitchen is attached to the lounge and is compact but perfectly formed for an apartment of this type. A very generous sized double bedroom boasts faces the front of the property and there is plenty of room for a full suite of free-standing bedroom furniture.

To the rear, the property also enjoys access to a well maintained communal garden.

This is an excellent opportunity in a superb location and early viewing is highly recommended.

The Lounge





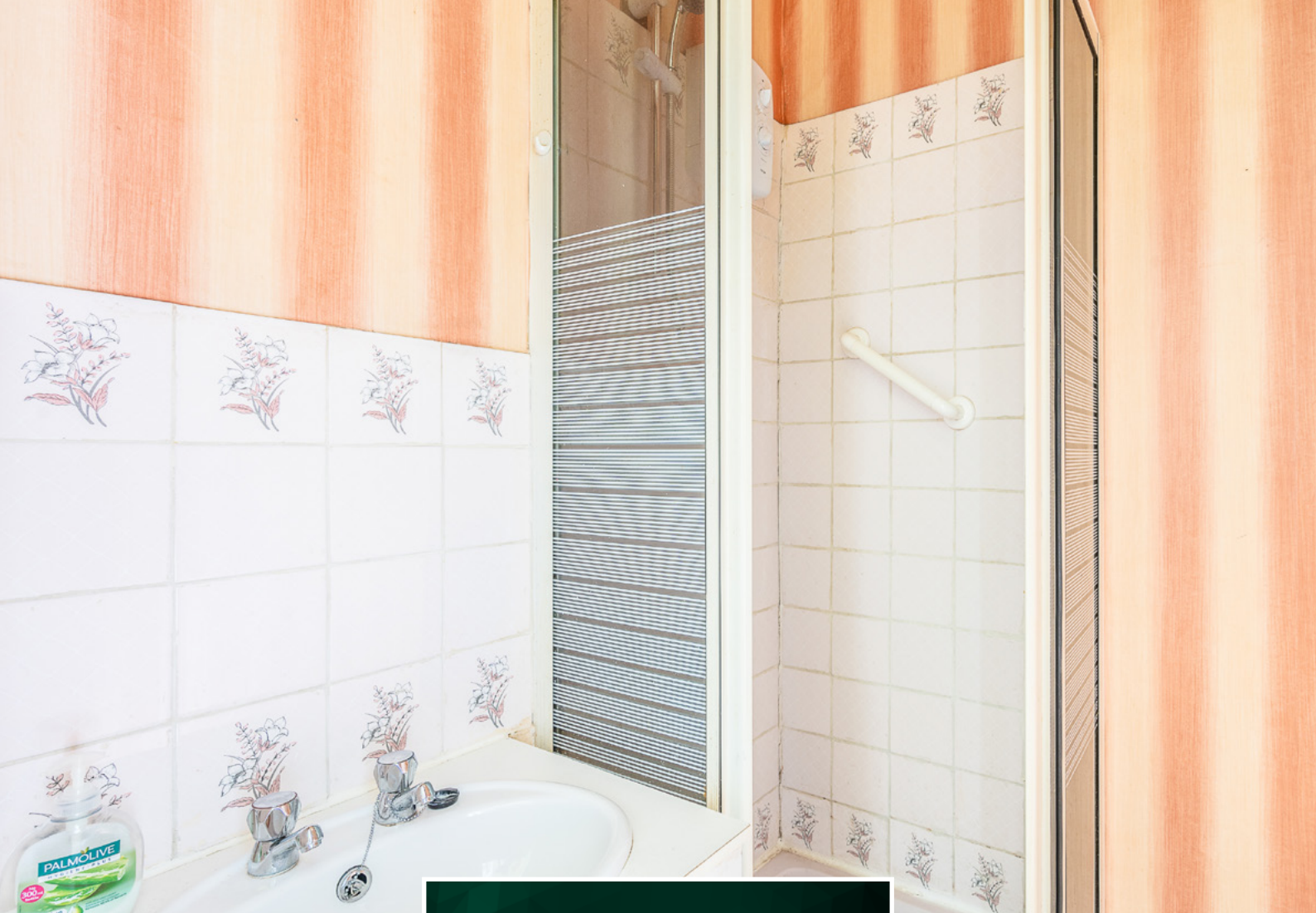
Dining Area





The Bedroom





Shower Room





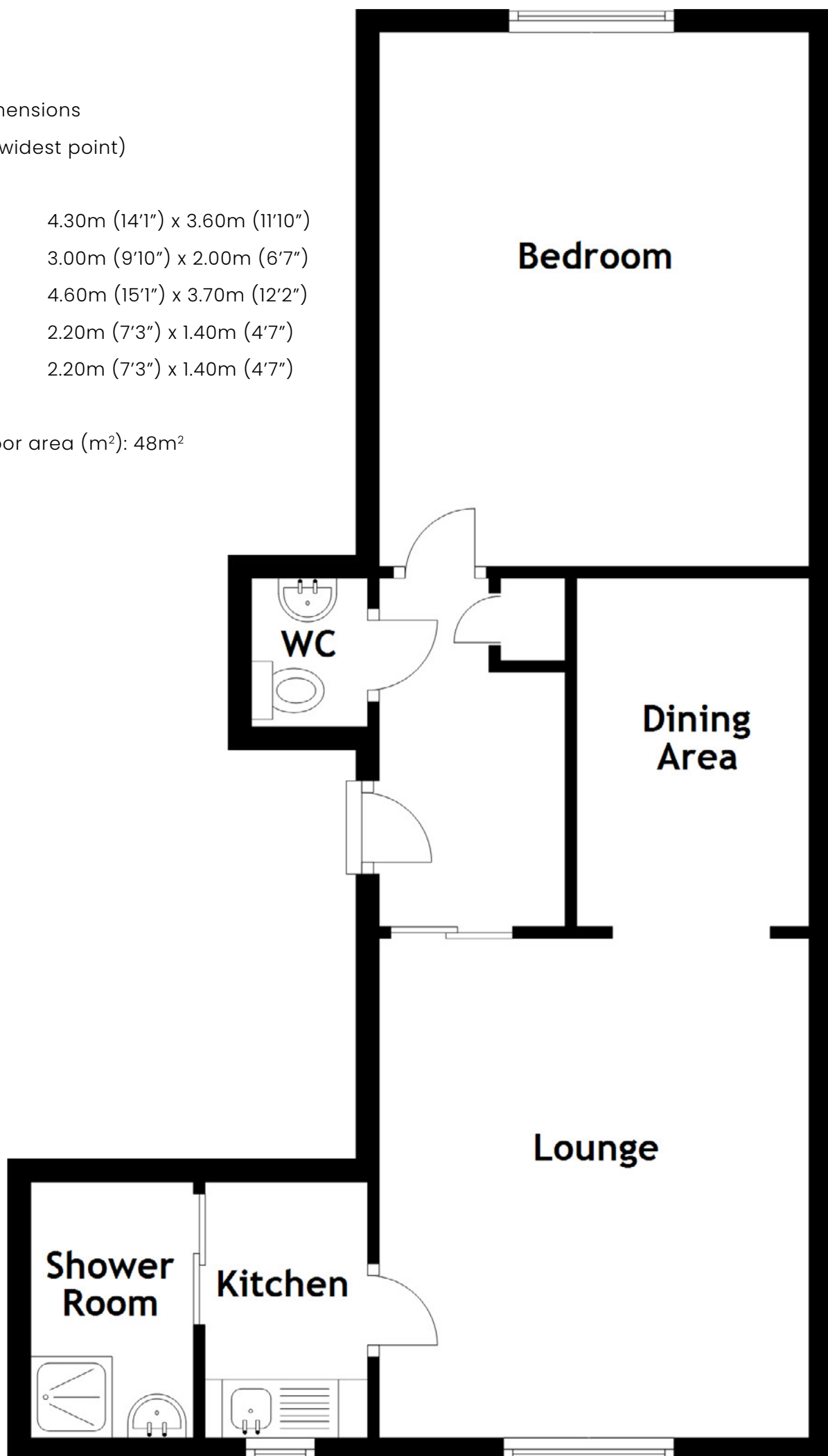
Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 3.60m (11'10")
Dining Area	3.00m (9'10") x 2.00m (6'7")
Bedroom	4.60m (15'1") x 3.70m (12'2")
Kitchen	2.20m (7'3") x 1.40m (4'7")
Shower Room	2.20m (7'3") x 1.40m (4'7")

Gross internal floor area (m²): 48m²

EPC Rating: C





The Garden

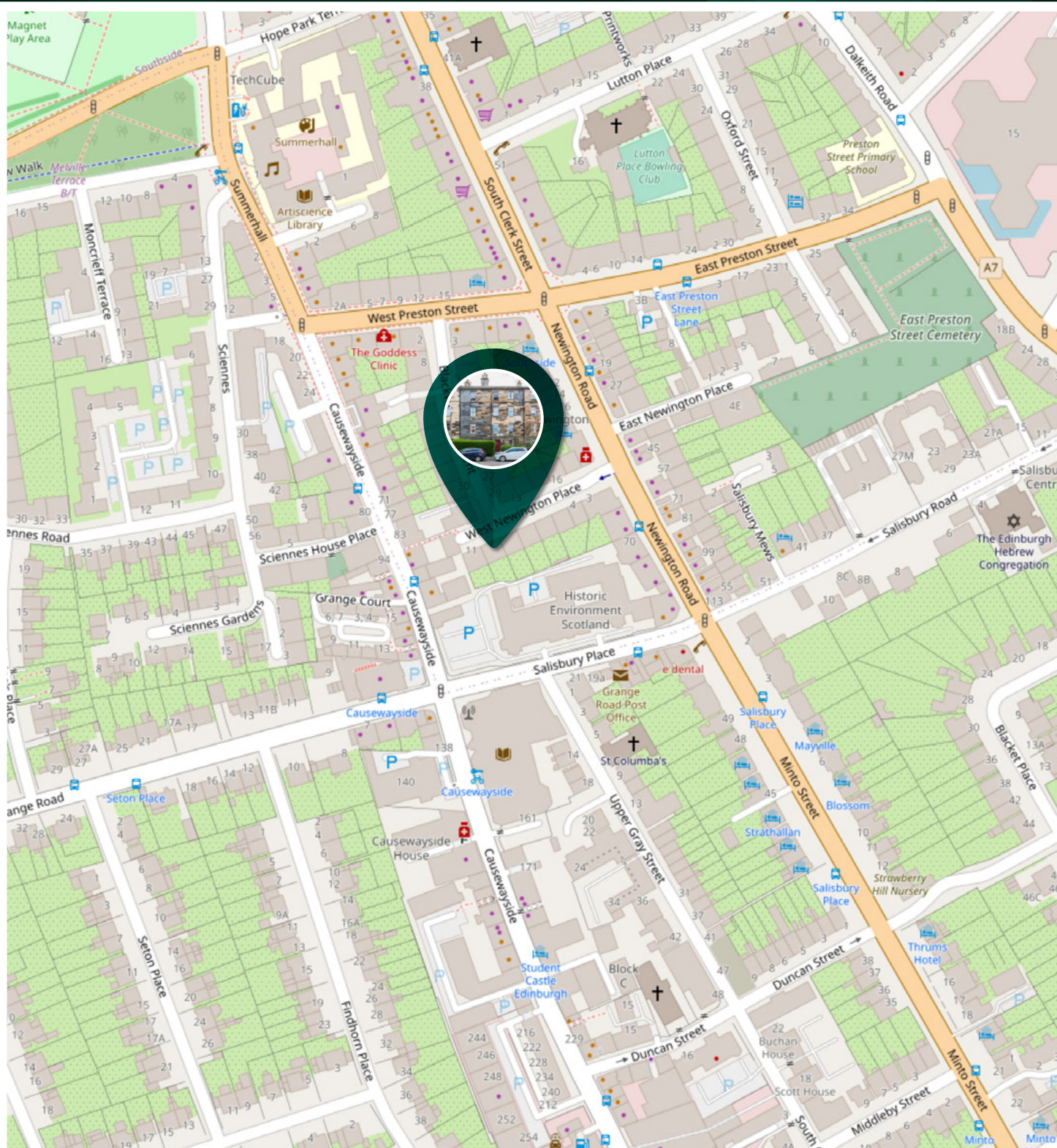




Newington is a highly sought after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes.

Within easy reach is Cameron Toll Shopping Centre, as well as a number of other retail shops within a short car drive or bus journey away at Straiton 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, the Hermitage of Braid and Blackford Hills all located nearby.

The area is also well suited for access to Edinburgh Royal Infirmary and Edinburgh University. There is good road access to the city bypass with excellent connections to the central motorway network. There are also regular bus services running to and from the city centre. There are excellent nursery, primary and high schools within walking distance of the property.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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THE 2021 TIMES



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