

# 20/8 Howden Street

EDINBURGH, EH8 9HL



*Beautifully Presented One Bedroom Flat In  
Edinburgh's Popular Area of Newington*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this one-bedroom flat in one of Edinburgh's most desirable areas, Newington. The property is in walk-in condition, making it ideal for first-time buyers and investors alike.

# THE LIVING ROOM

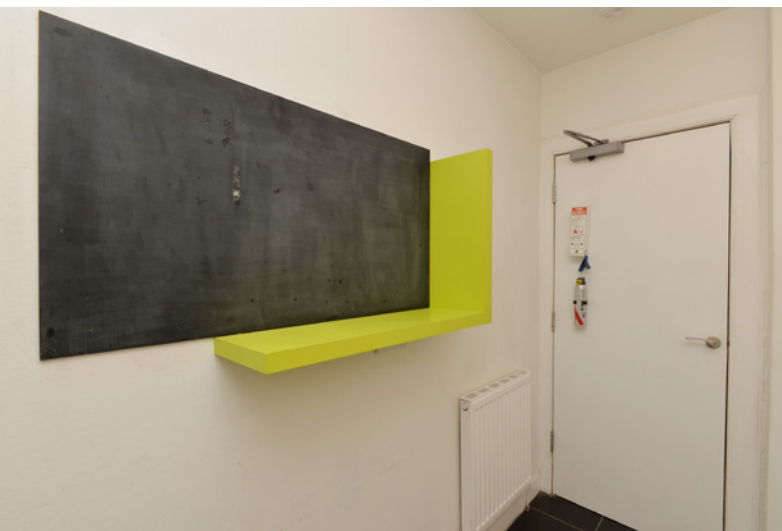


Internally, the flat briefly comprises; a large living space with plenty of space for a full living room set, a dining room table and that much-needed working from home setup.

# THE KITCHEN



Moving through from the living room and to the right, you find the kitchen. Within, you will find an integrated electric hob, fan oven and plenty of cupboard and work surfaces. The room itself provides a good amount of floor space if you do wish to redesign the units.

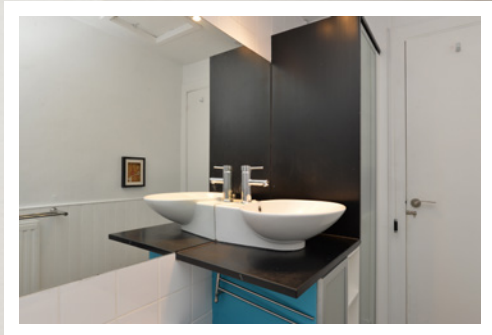






The double bedroom benefits from fitted wall units, with a large wardrobe offering ample storage. The property also benefits from a modern, three-piece bathroom suite.

# THE BATHROOM



# THE BEDROOM





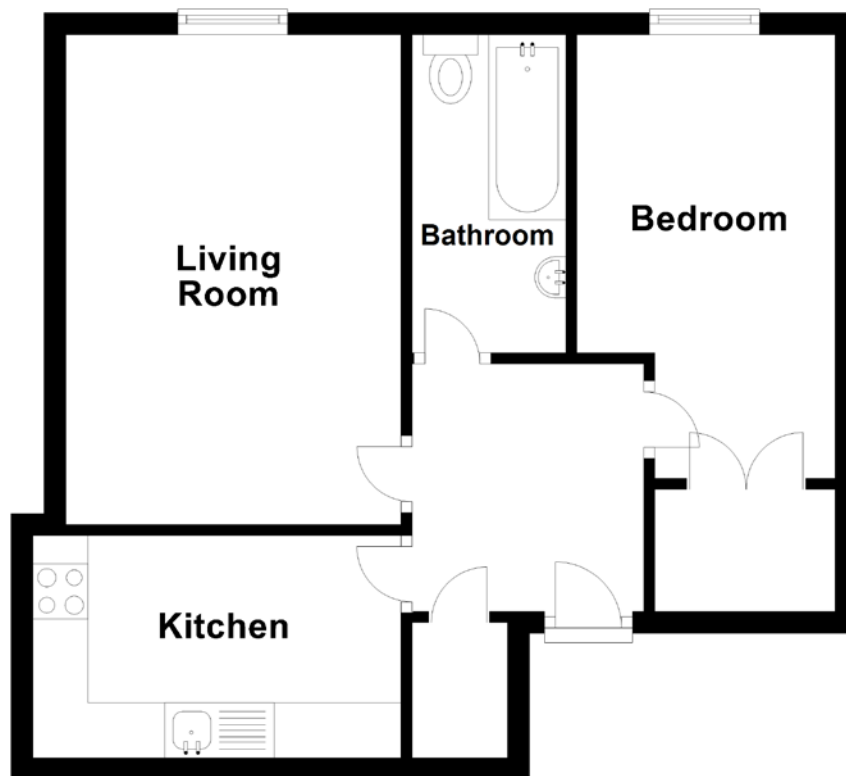
In addition to this, the property includes street parking and a recently renovated large south facing garden.  
Early viewings are essential as this will not be around for long in the current market.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



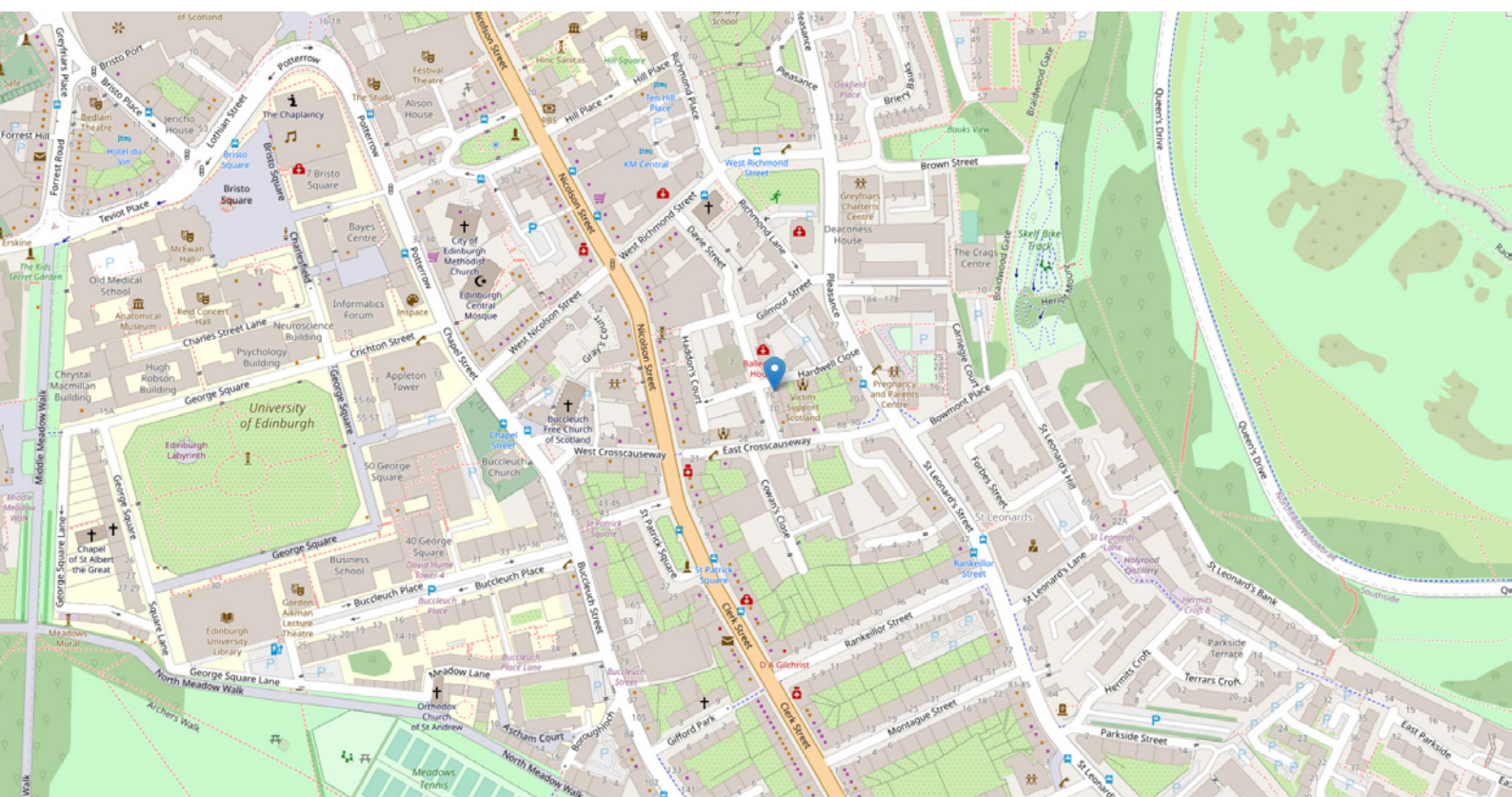
Approximate Dimensions  
(Taken from the widest point)

Living Room 4.45m (14'7") x 3.05m (10')  
Kitchen 3.35m (11') x 2.02m (6'8")

Bathroom  
Bedroom

2.89m (9'6") x 1.40m (4'7")  
4.03m (13'3") x 2.35m (7'9")

Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

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](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



Text and description  
**ANDREW DARCY**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

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