

# 2/5 Hermits Croft

NEWINGTON, EDINBURGH, EH8 9RF



*WELL PRESENTED TWO DOUBLE  
BEDROOM FLAT*



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 spacious and well-presented two-bedroom top-floor flat, ideally located in the sought-after Hermits Croft development in Edinburgh's prestigious Newington district. Nestled in the lee of Arthur's Seat and within easy walking distance of the city centre, this property benefits from an excellent array of local amenities, making it an ideal purchase for first-time buyers or a sound opportunity for buy-to-let investors.

Internally, the accommodation is in good decorative order and centres around a bright and generously proportioned living room. With its neutral décor and flexible layout, it offers ample space for various furniture arrangements, perfect for both relaxing and entertaining.

## The Property





The separate kitchen is well-equipped with a range of base and wall-mounted units, complemented by a mix of integrated and free-standing appliances.





Both bedrooms are spacious doubles and benefit from built-in wardrobes. The principal bedroom offers additional space for free-standing furniture, while the second bedroom is also tastefully decorated in neutral tones.





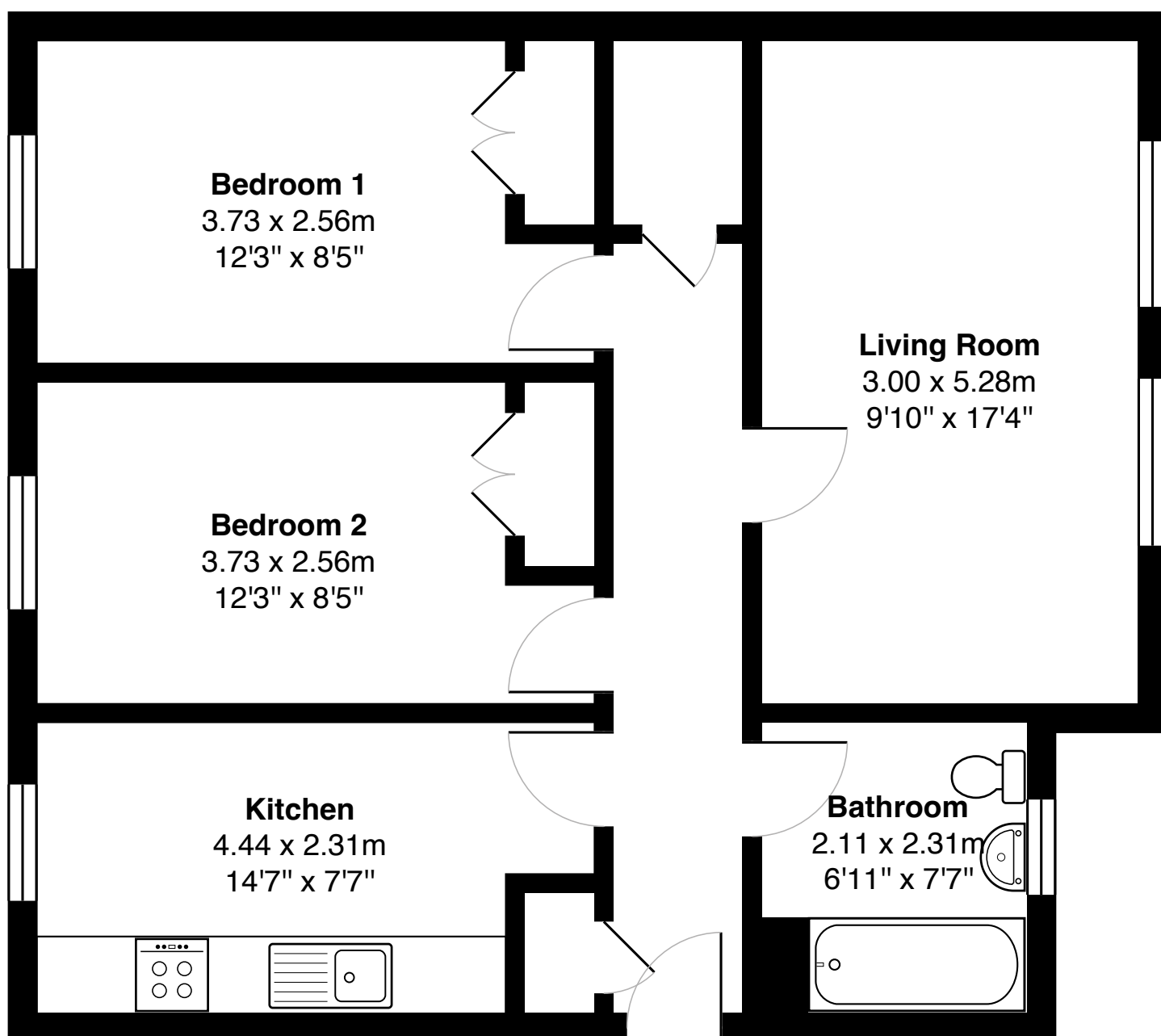
**Bedroom 2**





A well-proportioned bathroom completes the internal accommodation, featuring a white three-piece suite and a shower over the bath.





Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: C



Additional features include gas central heating, double glazing, a secure entry system, two spacious cupboards in the hallway, and loft access for extra storage. Early viewing is highly recommended to appreciate the quality and location of this superb property.





Hermit's Croft is in a particularly sought-after pocket of Newington that is nestled on the southern edge of Holyrood Park. An excellent area for families and young professionals, the area gives easy access to a range of amenities including the Royal Commonwealth Swimming Pool, Holyrood Park, Arthur's Seat, Holyrood Palace, the Scottish Parliament Building, Duddingston Loch, Prestonfield and Duddingston Golf Clubs and Priestfield Tennis Club. The area is also well situated for access to the Royal Infirmary of Edinburgh and the Edinburgh University campuses.

On a more practical level, the property is within easy reach of Cameron Toll Shopping Centre. There are excellent bus services that provide routes across the city and, for drivers, one can connect easily with the City Bypass and the motorway network.

The area has good state schooling at both primary and secondary levels and there is ready access to a full range of independent schools.

## The Location

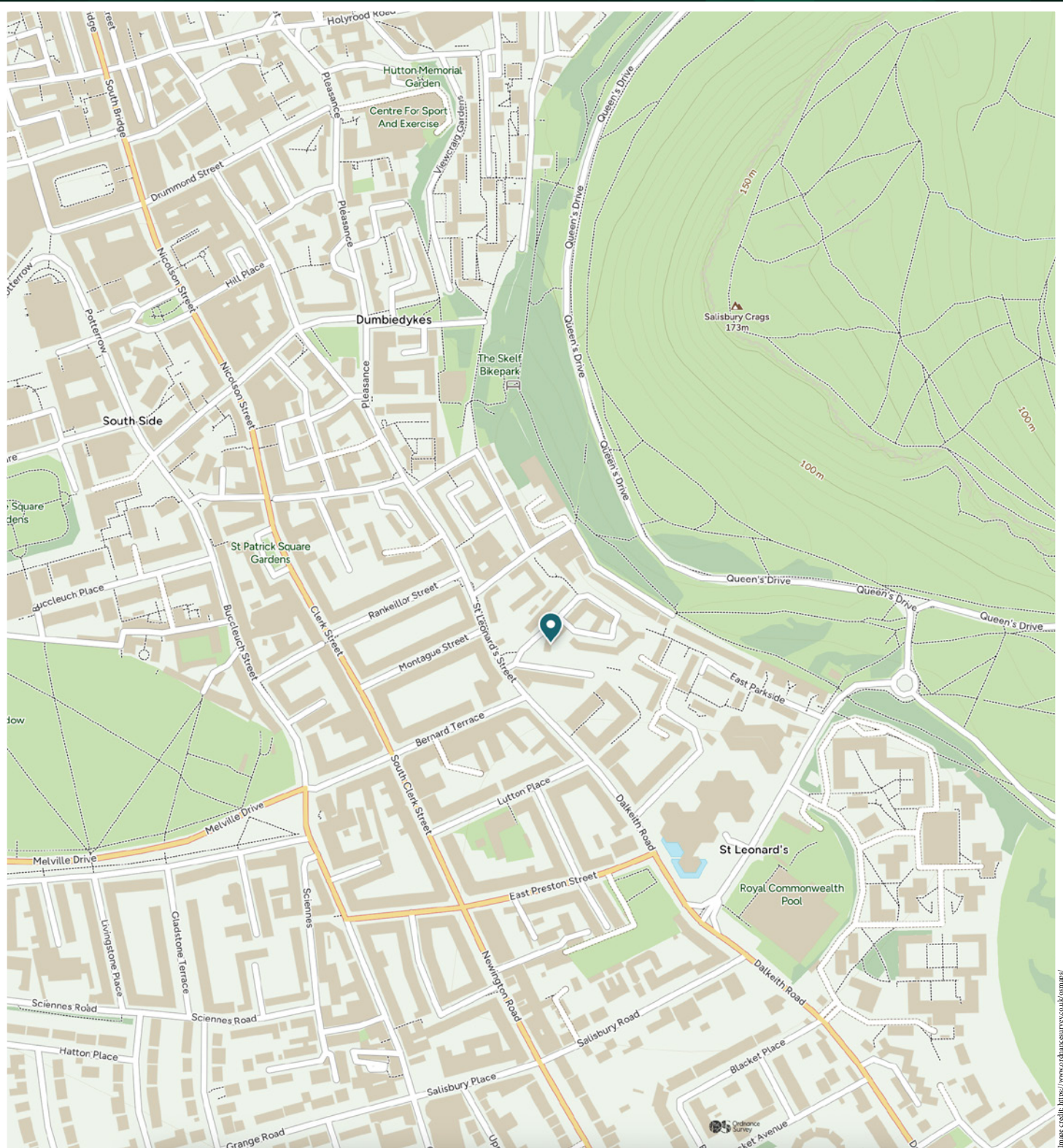


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# 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



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.