




Solicitors & Estate Agents
0131 524 9797

29/7 West Nicolson Street

NEWINGTON, EDINBURGH, EH8 9DB

29/7 WEST NICOLSON STREET

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.

THE PROPERTY

An excellent opportunity has arisen to acquire this spacious three bedroom third-floor flat, making for an ideal buy-to-let opportunity while being well located within the popular Newington area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly comprising; entrance hallway, a bright and spacious lounge and a fully fitted kitchen which benefits from an integrated electric 4 hob/oven, extractor hood and dishwasher. There are also three double bedrooms and a three-piece, partially tiled bathroom with an over-head shower and extractor fan. This property also benefits from; high ceilings, gas central heating and single glazed windows throughout, secure door entry system, a communal garden to the rear of the property, accessed via the stairway as well as more than adequate on-street parking with resident permits available for a small annual outlay.

Please note, the property is currently tenanted with a valid HMO license and the yield is 7.4%





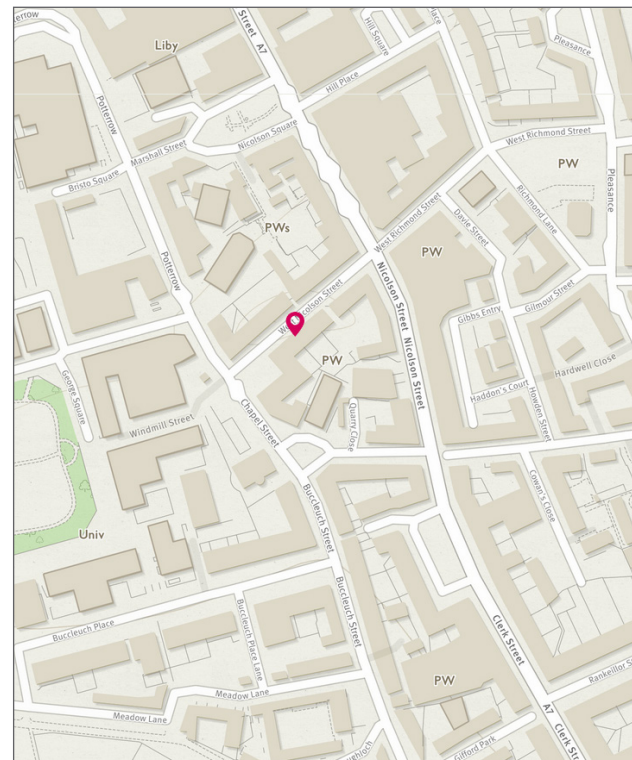
THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.62m (11'11")
Kitchen	2.63m (8'8") x 2.08m (6'10")
Bedroom 1	3.87m (12'8") x 3.48m (11'5")
Bedroom 2	3.36m (11') x 2.49m (8'2")
Bedroom 3	3.87m (12'8") x 2.23m (7'4")
Bathroom	2.06m (6'9") x 1.97m (6'6")

Gross internal floor area (m²) : 69m²

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



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