



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**177/1 Pleasance**

EDINBURGH, EH8 9RU



# AREA NEWINGTON

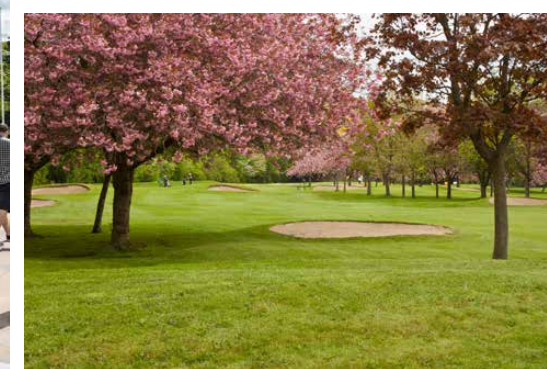
EDINBURGH, EH8 9RU

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.





# 177/1 PLEASANCE

NEWINGTON, EDINBURGH, EH8 9RU

McEwan Fraser Legal is delighted to present this ground floor flat. The property is in need of modernisation but would make an ideal first time buy or buy to let investment. The flat is entered from a communal stairwell and has open gardens to the rear.

The accommodation consists of an entrance hallway with storage and access to all rooms. The lounge/kitchen allows for free standing furniture and different configurations, the kitchen comes with floor to ceiling units, hob, hood, oven, space for fridge freezer and washing machine.

The large double bedroom has

space for free-standing furniture as well as a storage cupboard.

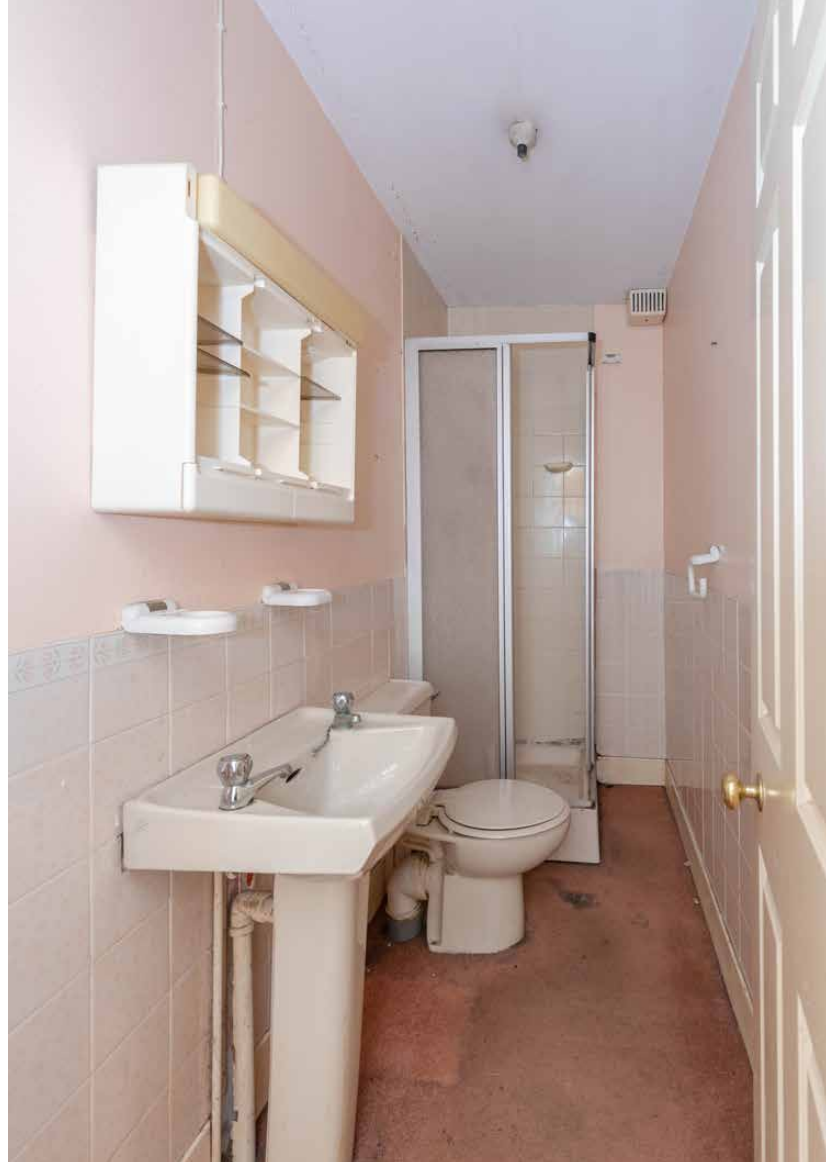
The bathroom completes the property internally with shower, wash hand basin and WC.

The property also benefits from central heating and double glazed windows.

**DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property. The property is sold as seen. Early viewing is highly recommended.**

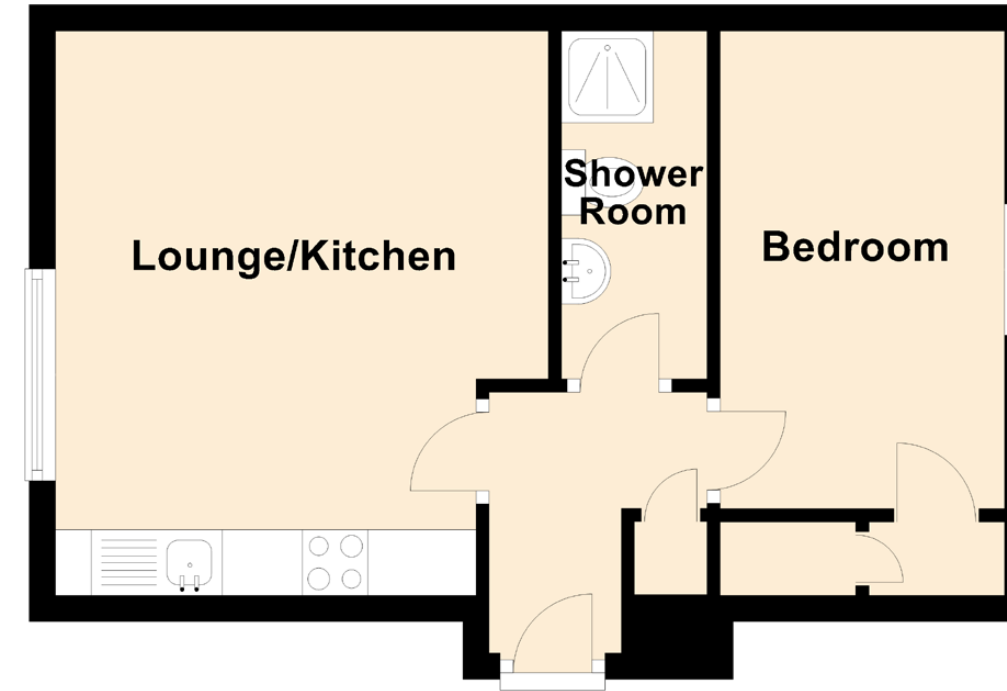


“... AN IDEAL  
FIRST TIME BUY  
OR BUY TO LET  
INVESTMENT ...”



# SPECIFICATIONS

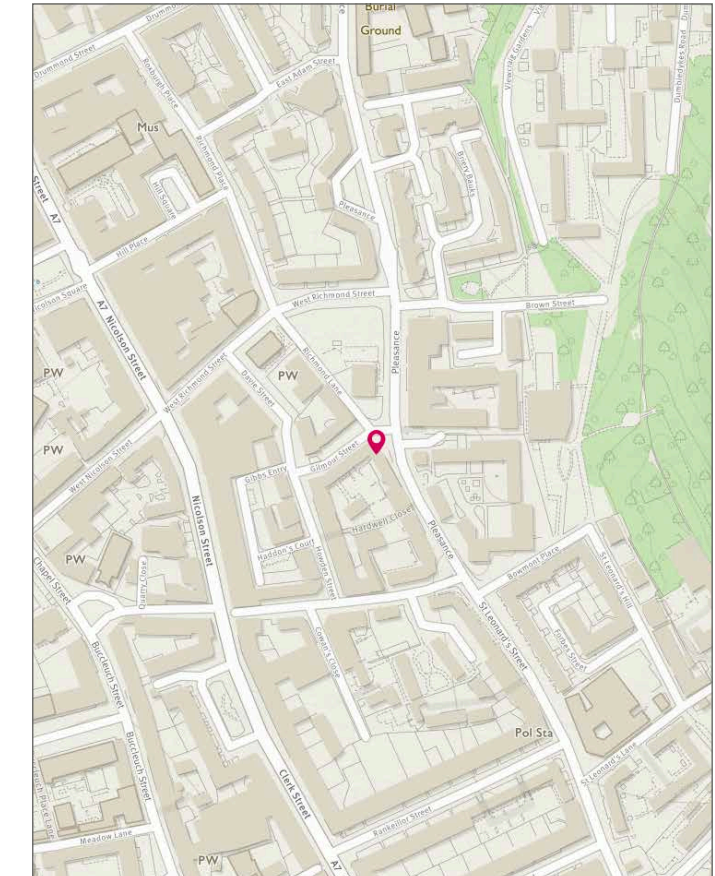
FLOOR PLAN, DIMENSIONS & MAP



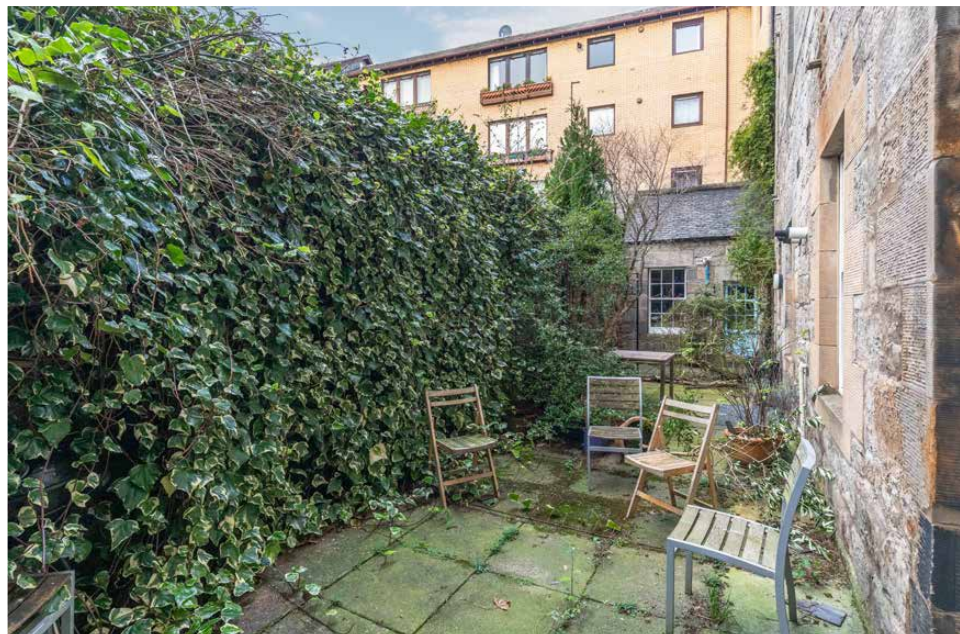
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	4.30m (14'1") x 3.76m (12'4")
Bedroom	3.64m (11'11") x 2.17m (7'1")
Shower Room	2.65m (8'8") x 1.11m (3'8")

Gross internal floor area (m<sup>2</sup>): 32m<sup>2</sup> | EPC Rating: E







  
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**Part  
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Available**

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