

# 1/3 Windmill Place

EDINBURGH, EH8 9XQ



*Stunning two-bedroom flat in the highly sought after area of Newington*



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McEwan Fraser Legal is delighted to present this stunning two-bedroom flat in the highly sought-after area of Newington. The property is in walk-in condition and has benefited from a tasteful, modern renovation from the current owner. The flat benefits from excellent positioning next door to a multitude of local amenities, along with a short walk into the centre of the city.

# LIVING ROOM/KITCHEN



As you walk in through the front door and venture right you will find the owner has created an excellent open-plan kitchen/living room space in the final room of the property. Perfect for entertaining dinner guests or a quiet night in with friends.







There are two double bedrooms in the property. The first room benefits from integrated wardrobe and ample space for freestanding units. Further through the hall, you will find the second double bedroom, which again boasts plentiful floor space for full double and freestanding units.

Coming back through the hall you will find the modern three-piece bathroom suite, showing no expenses spared with the walk-in shower and minimalist units. This home has underfloor heating throughout providing efficient heating and a cosy atmosphere.

## THE SHOWER ROOM



# BEDROOM 1





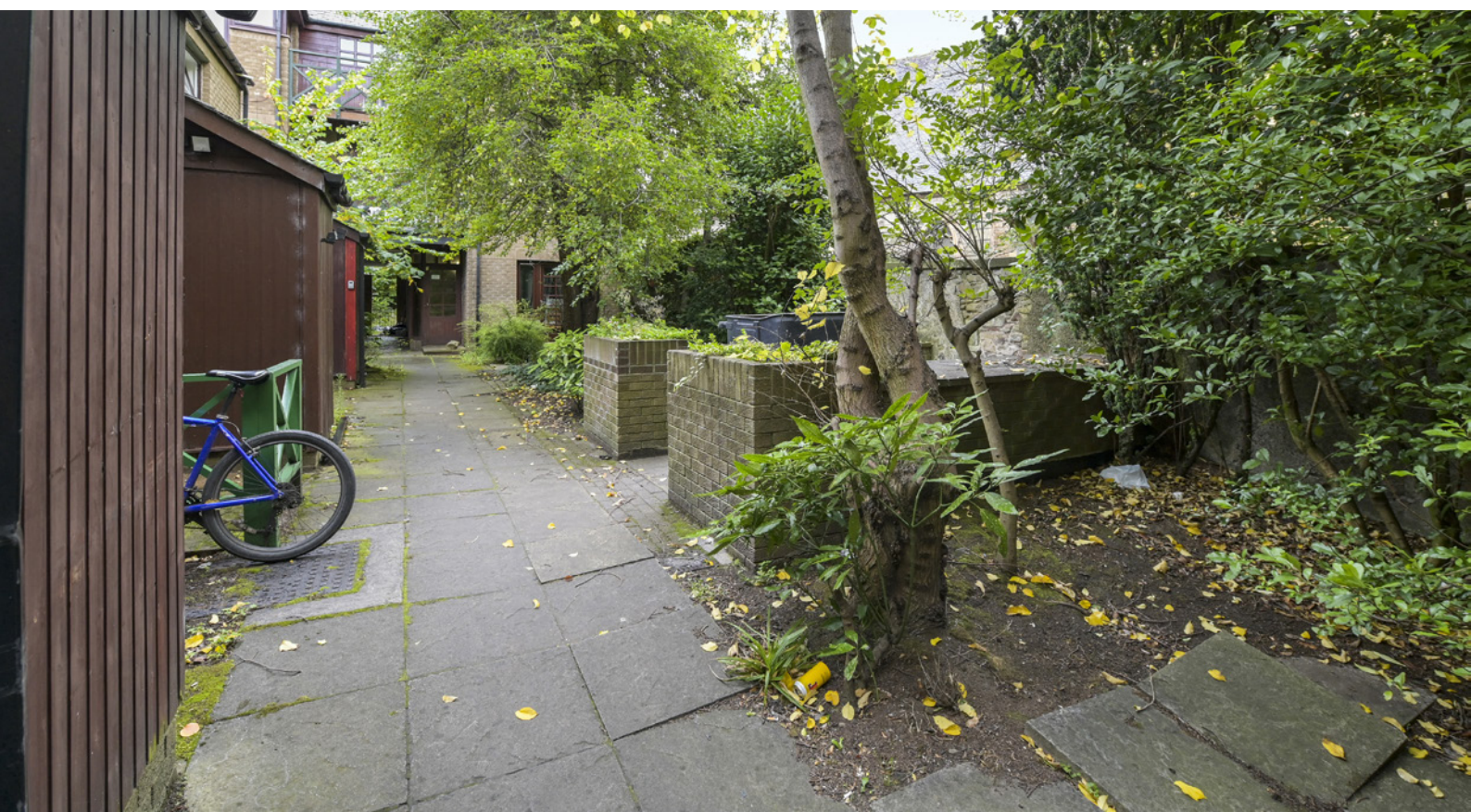
# BEDROOM 2





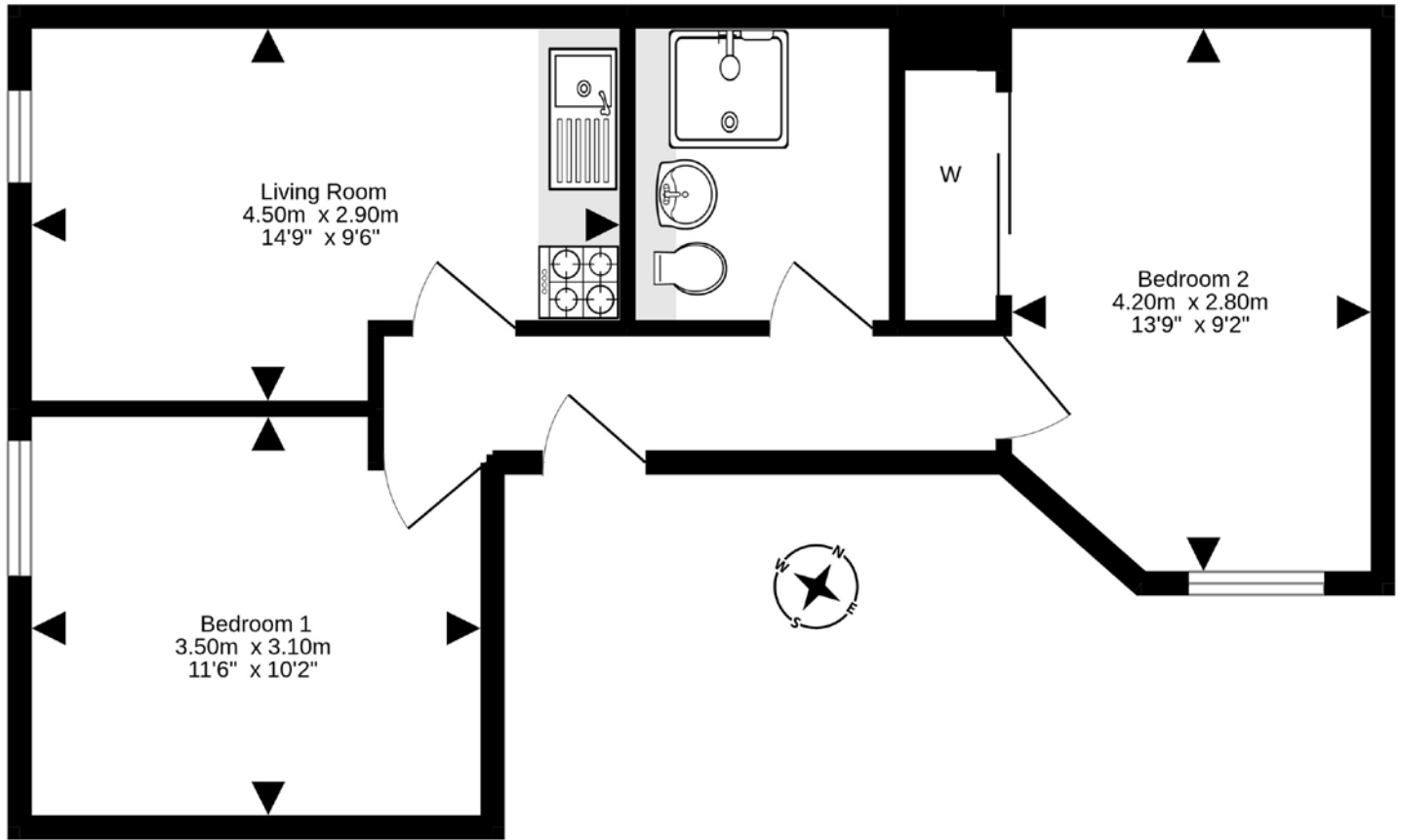
This is a rare opportunity to acquire a central flat in a fantastic location. The property has previously been rented out for £1,500pcm.

# EXYERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 48m<sup>2</sup> | EPC Rating: C





# THE LOCATION

The property is situated within the sought-after area of Newington close to the excellent local day-to-day shopping requirements. The city centre and the Meadows are just a short walk away. 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 and Holyrood Park. The property is located directly across from the University of Edinburgh and good schooling can be found at primary and secondary levels within the vicinity.

Located within the sought-after, established residential area of Newington, the property is ideally placed to take advantage of the many local amenities and facilities on offer including many shops, bistro's and restaurants with the city centre easily accessible by way of good public transport services.



**McEwan Fraser Legal**

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Part  
Exchange  
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