

40/8 Buccleuch Street

NEWINGTON, EDINBURGH, EH8 9LP



*IMMACULATELY PRESENTED, 4-BEDROOM,
DOUBLE-UPPER APARTMENT*



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McEwan Fraser Legal is delighted to present this immaculately presented, 4-bedroom, double-upper apartment, superbly situated close to the Meadows and the central universities. Presented to the market in superb condition, this spacious, well-proportioned property would make an ideal private home or buy-to-let opportunity and is offered to the market in great order throughout.

- Entrance hallway
- Lounge with open fireplace and hardwood flooring
- Modern fitted kitchen
- Utility/study
- Four double bedrooms
- Two shower rooms with electric showers
- Gas central heating
- Sash and case windows
- Security entryphone system







Bedroom 1





Bedroom 2





Bedroom 3

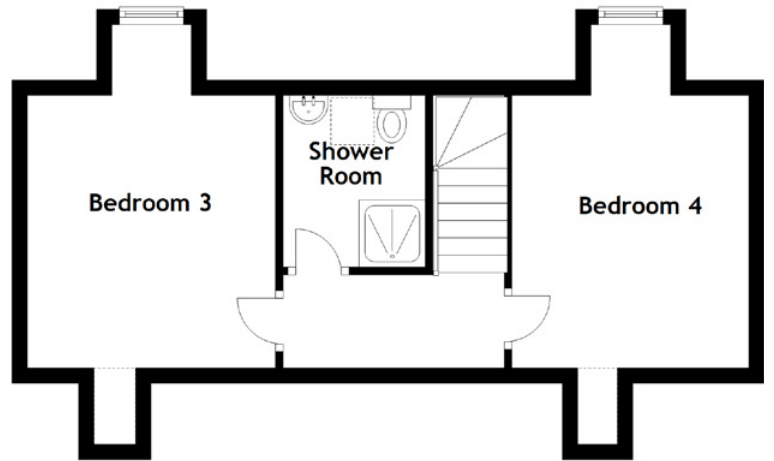
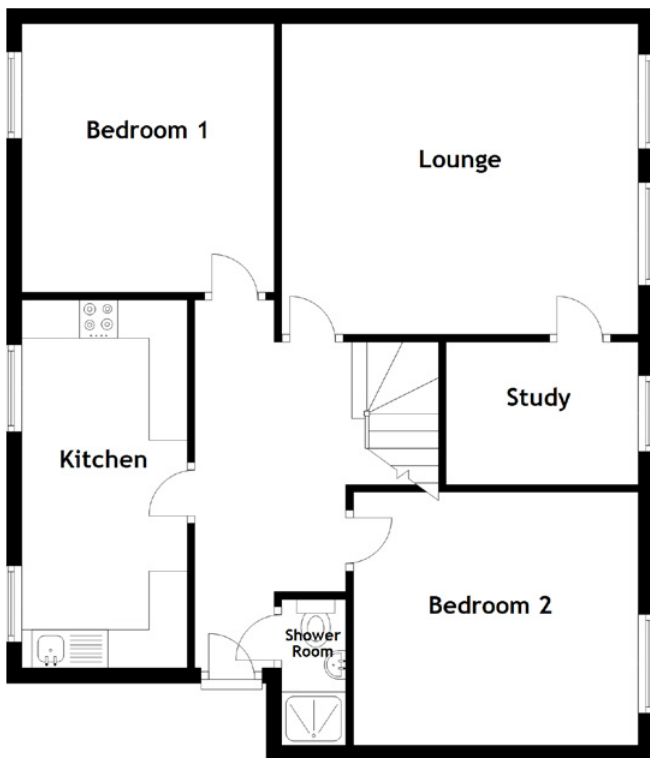




Bedroom 4







Approximate Dimensions

(Taken from the widest point)

Lounge	4.67m (15'4") x 4.08m (13'4")	Bedroom 3	3.57m (11'9") x 3.26m (10'8")
Kitchen	4.46m (14'8") x 2.17m (7'1")	Bedroom 4	3.57m (11'9") x 3.11m (10'2")
Study	2.52m (8'3") x 1.87m (6'2")	Shower Room	2.25m (7'5") x 1.86m (6'1")
Shower Room	1.92m (6'3") x 0.84m (2'9")		
Bedroom 1	3.52m (11'7") x 3.30m (10'10")	Gross internal floor area (m ²): 108m ²	
Bedroom 2	3.73m (12'3") x 3.32m (10'11")	EPC Rating: D	



VIEW FROM PROPERTY



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 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 and Holyrood Park. 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.



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Text and description
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