



5/11 West Powburn, Newington, Edinburgh, EH9 3EW

Tastefully Presented and Spacious, Two-Bedroom, Third-Floor (Top) Apartment

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Property Description

Tastefully presented and spacious, two-bedroom, third-floor (top) apartment, with skyline views. Forming part of a leafy and desirable, residential development, located in the sought-after Newington area, south of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a bathroom.

Highlights include a fitted kitchen with appliances, a bay window, contemporary flooring, double glazing and gas central heating. There is also superb storage, including integrated wardrobes and a loft space, mirroring the floorplan.

The development also provides ample, unrestricted, residential parking, a secure entry and garden grounds.

An L-shaped entrance hall, with generous storage, is finished with light, neutral decor and wood-effect flooring. Extended by a bay window, and enjoying plenty of natural light from dual-aspect glazing, a well-proportioned reception room spans the entire depth of the property and offers a spacious, flexible floor plan for both lounge and dining furniture. Next door, a kitchen is fitted with neutrally toned units and includes an integrated oven, a five-burner gas hob, a freestanding fridge and a washing machine.

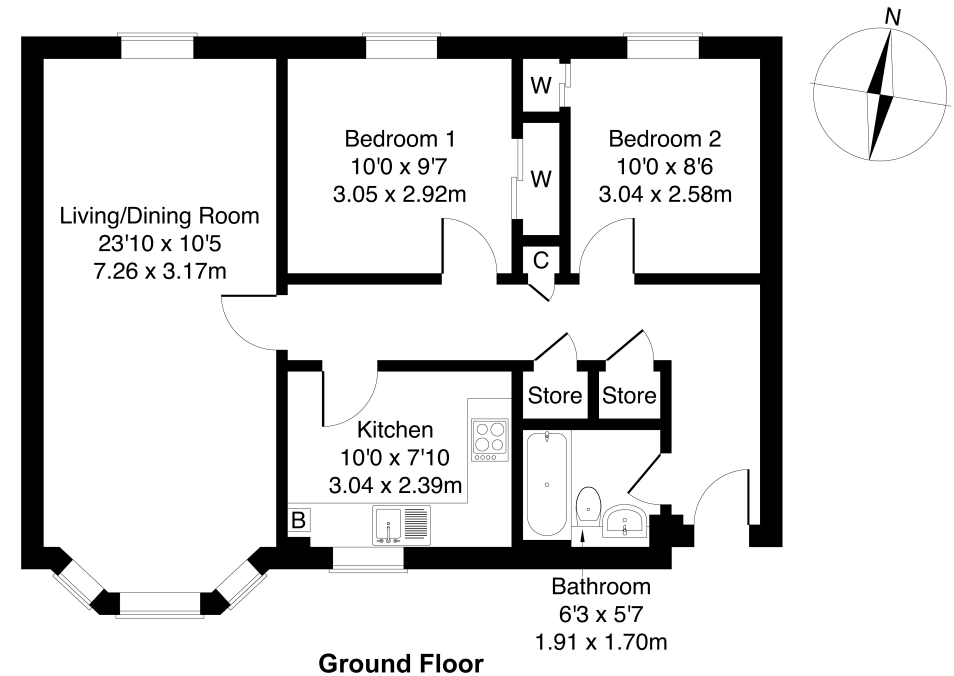
Two spacious double bedrooms are finished with wood-effect flooring and both maximise floorspace with integrated wardrobe storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.



511 West Powburn, Edinburgh EH9 3EW

Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newington lies roughly two miles south of the city centre, and provides a number of local amenities for everyday needs, offering a variety of specialist shops and a vibrant atmosphere of bars, restaurants, and cafes. The popular Cameron Toll Shopping Centre also offers a selection of high-street shops and a Sainsbury's superstore; whilst Princes Street and George Street offer all the major shopping expected of a major city and are easily accessible on foot, as are the central travel hubs of Waverley Railway Station and St Andrew's Square for onward travel. A convenient

location for Edinburgh University, The Royal Infirmary and the Scottish Parliament, there are also many leisure opportunities and open green spaces including Holyrood Park and Arthur's Seat, Blackford Hill and The Meadows, as well as the Royal Commonwealth Pool, formerly a venue for the Commonwealth Games. Well-regarded schooling is available at all levels within the area, and a regular public transport service provides easy access throughout the city.





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