



Thorntons 
The right way to move

37a (3F1)
St Leonards Street

Newington, Edinburgh
EH8 9QN





Summary

This traditional third-floor flat is a charming one-bedroom residence that is presented in move-in condition. It provides buyers with an attractive blank canvas and benefits from well-retained period features, including sash-and-case windows which ensure a light-filled ambience and stunning elevated views over Edinburgh. Conveniently located in Newington, close to a wide range of amenities, bars, and restaurants, this property is sure to be in high demand amongst city professionals, couples, and first-time purchasers. The home is also within easy reach of The Meadows, Arthur's Seat, and the heart of the city centre.

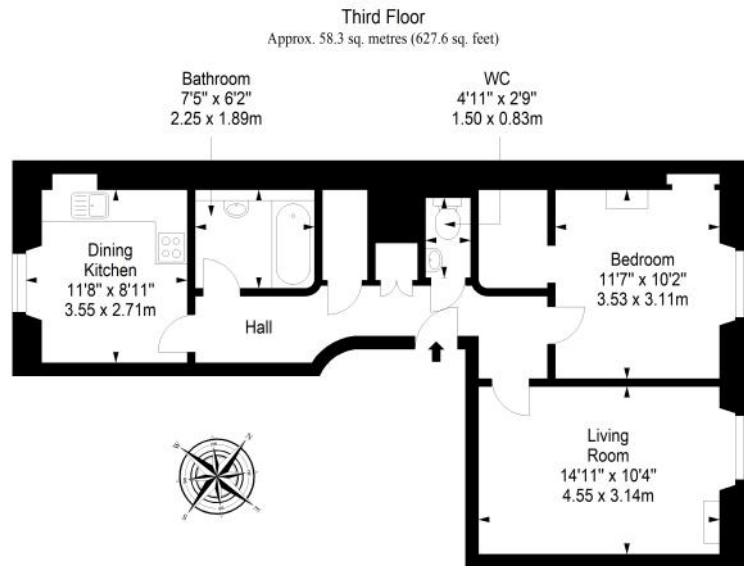
Extras: all fitted floor coverings, light fittings, gas cooker, fridge/freezer, and washing machine to be included.

Features

- Third-floor flat with neutral interiors
- Part of a handsome traditional building
- In the South Side conservation area
- Incredible views of Arthur's Seat
- Entrance hall with built-in storage
- Living room with feature fireplace
- Well-appointed dining kitchen
- Double bedroom with open storage area
- 2pc bathroom with overhead rainfall shower
- Separate 2pc WC
- Communal back garden
- Controlled permit parking (Zone 3)
- Gas central heating and sashwindows



Floorplan



Total area: approx. 58.3 sq. metres (627.6 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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