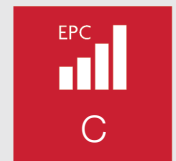
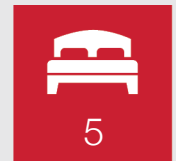
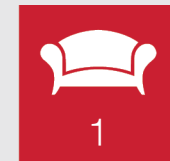




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23/3 Lutton Place,  
Newington,

Edinburgh, EH8 9PD





## Summary

This traditional second-floor apartment is a large five-bedroom residence in sought-after Newington. Flanked by The Meadows and Arthur's Seat, it is close to excellent amenities, transport links, and schools; plus, it is within easy strolling distance of the heart of the city centre. Furthermore, the home is neutrally decorated throughout, enjoying spacious rooms with high ceilings and period details. It will be in popular demand amongst families and buy-to-let rental investors – especially given its highly desirable location. Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, and all furniture is to be included in the sale. The property will be sold as seen.

## Features

- Very spacious second-floor apartment
- Part of a traditional tenement building
- In the South Side conservation area
- Lightly decorated interiors
- Central hall with a built-in cupboard
- Living/dining room with a bay window
- Well-appointed breakfasting kitchen
- Five airy double bedrooms
- 3pc bathroom with overhead shower
- Communal garden and drying green
- Controlled permit parking (Zone 7)
- Gas central heating system
- Traditional sash and case windows



"A traditional second-floor apartment with a highly desirable position in sought-after Newington"





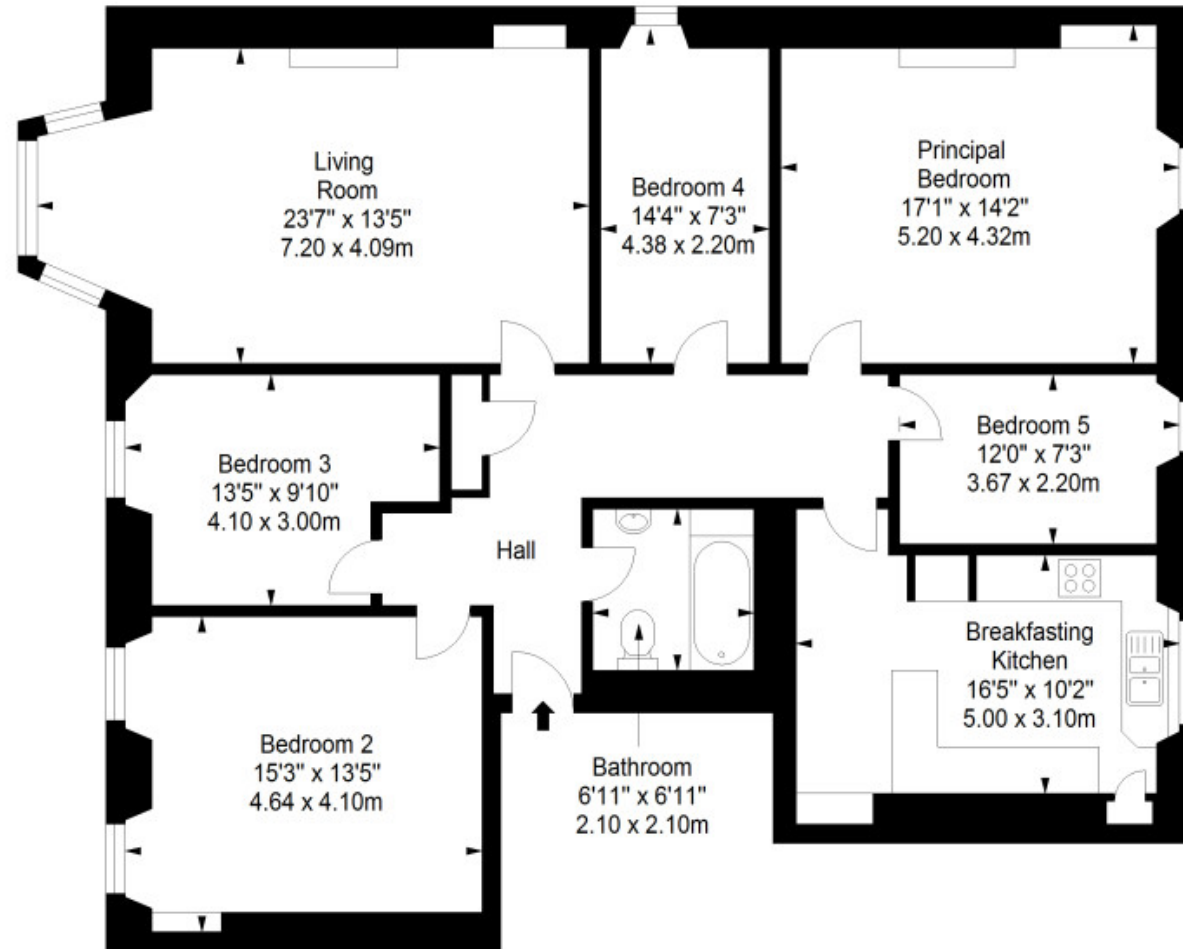


"Enjoys large rooms with high ceilings and period details, including a generous living/dining room and five bedrooms"



# Floorplan

Second Floor  
Approx. 143.3 sq. metres (1542.5 sq. feet)



Total area: approx. 143.3 sq. metres (1542.5 sq. feet)



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