



lindsays

105/18, Causewayside,
Causewayside, Edinburgh, EH9 1QG

"A charming one bedroom second floor flat in the popular Causewayside area of Edinburgh"

- Charming second floor flat
- Popular Causewayside area
- Sitting room with open kitchen
- Spacious double bedroom
- Bathroom
- Separate WC
- Gas central heating
- Double glazing
- Secure entry-phone

EPC Rate C

OFFERS OVER £140,000



Description

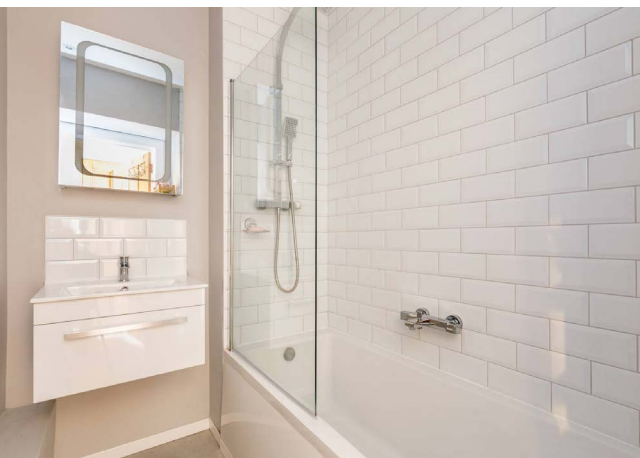
A charming one bedroom second floor flat in the popular Causewayside area of Edinburgh. The location lies to the south of the city centre and within easy reach of The Meadows and the many amenities of Newington. The property is accessed via a secure entry phone system and has gas central heating, double glazing and benefits from use of a shared drying area. To the front is the sitting room with open plan kitchen area, whilst the spacious double bedroom is quietly located to the rear of the property. Off the hallway is a contemporary bathroom and a separate WC compartment. The kitchen is equipped with an electric hob, washing machine and fridge/freezer. The property is ideal for the first time buyer or buy-to-let investor.

Area

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Medical School, the new Children's Hospital and the Scottish Parliament are all easily accessible.

Viewing

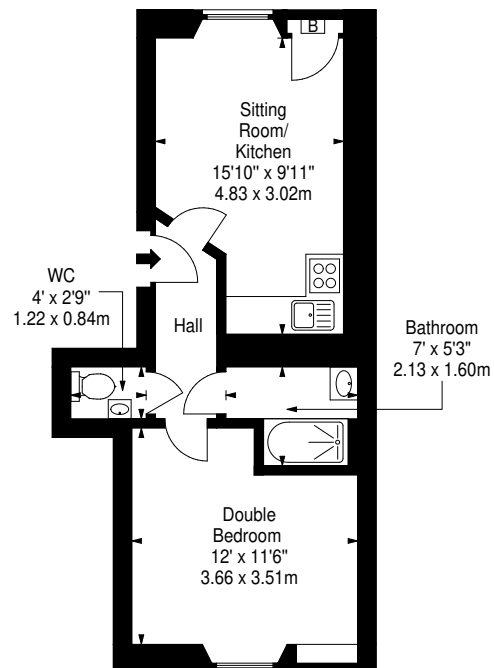
By appointment contact Lindsay's



Causewayside, EH9 1QG



Approx. Gross Internal Area
375 Sq Ft - 34.84 Sq M
For identification only. Not to scale.
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Second Floor

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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.