










Offers Over  
**£275,000**

## 36/8 Lutton Place

Newington | Edinburgh | EH8 9PG

A fantastic opportunity has arisen to purchase this bright and spacious third floor flat with beautiful views of Arthur's Seat and Calton Hill, situated within the high amenity area of Newington. In true move-in condition the property would make an ideal purchase for first time buyers, professionals or buy to let investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit/Metered Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - C



## Description

Close to excellent amenities and transport links the accommodation in brief comprises; secure entry system, welcoming entrance hallway, generously proportioned reception room with beautiful views of Arthur's Seat, open plan modern fitted kitchen, light and airy principal double bedroom with fitted cupboard, good size second bedroom, shower room and separate WC. Further benefits include, gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, washing machine and fridge/freezer.

## Gardens & Parking

There is a well maintained communal garden located to the rear and permit/metered parking is available to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.

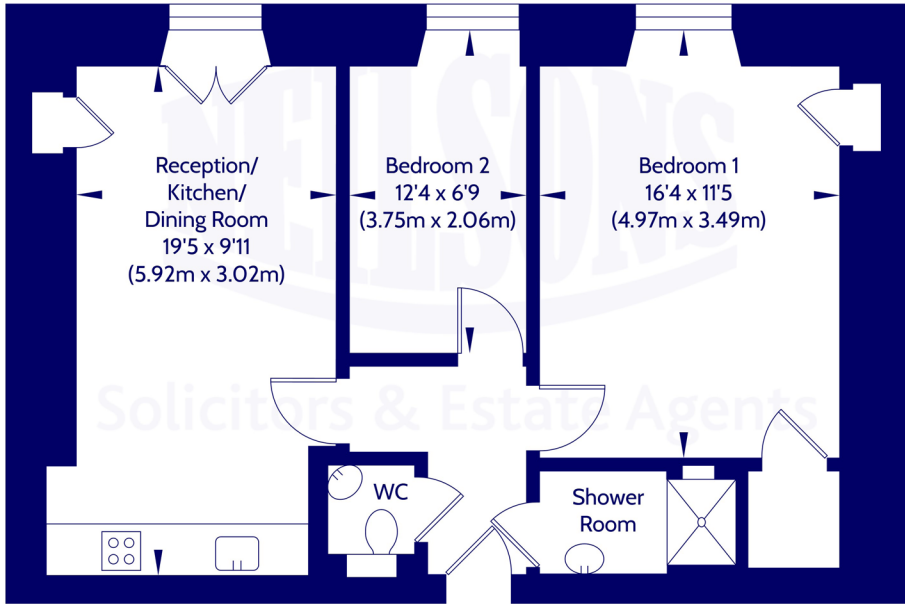




## Location

The property is situated with the enviable Newington district of the City to the southside of Edinburgh, close to a superb range of shops, services, restaurants and bistros. The Cameron Toll Shopping Centre is also within easy reach providing a further extensive range of shops including a Sainsbury's supermarket. The property is also well positioned for access to Edinburgh University, Queens Hall and National Library with recreational facilities on hand including the Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park. Regular bus services provide quick and easy access into the City Centre and many surrounding areas whilst The Royal Infirmary and Scottish Parliament are also within good commuting distance.





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

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- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

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☎ 0131 625 2222

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