



lindsays

3F1, 145 St. Leonards Street,
Newington, Edinburgh, EH8 9RB

"A bright top floor flat situated in a traditional tenement in the sought after area of Newington"

- Hall
- Sitting room
- Open plan fitted kitchen
- Double bedroom
- Bathroom
- Separate wc
- Gas central heating
- Double glazing

EPC Rating D

FIXED PRICE £149,995

£10,000 BELOW HOME REPORT VALUATION



Description

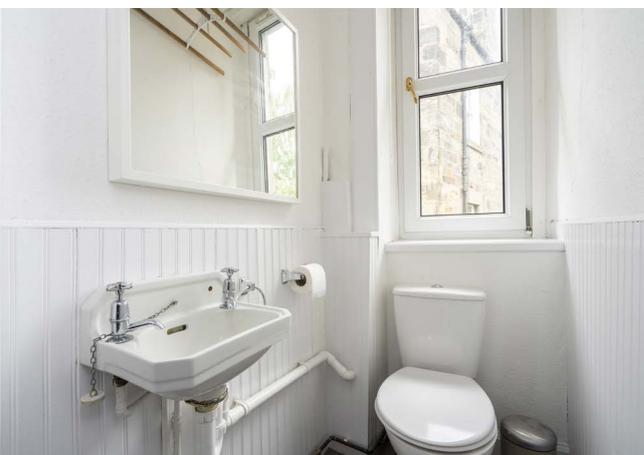
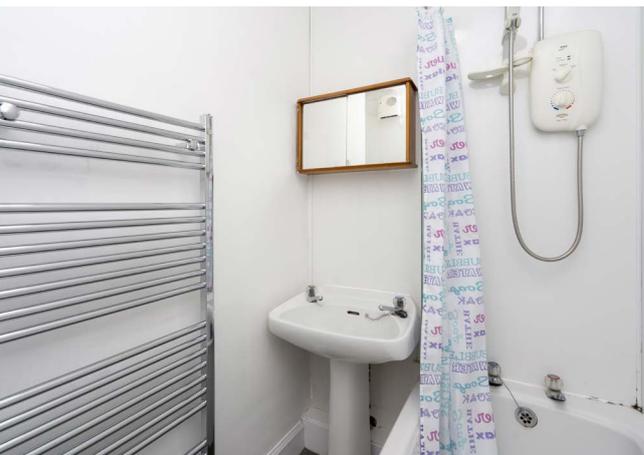
A bright top floor flat situated in a traditional tenement in the sought after area of Newington. This well presented property offers a lovely home located close to excellent amenities and within easy reach of the City Centre. In brief the accommodation comprises; hall, sitting room with two storage cupboards, open plan modern fitted kitchen, double bedroom quietly situated to the rear, bathroom with shower over the bath and separate wc

Area

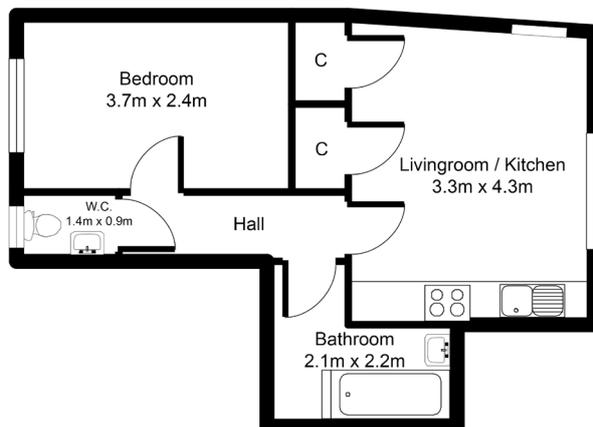
Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the 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 Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.

Viewing

by appointment contact Lindsays – propertyadmin@lindsays.co.uk



3f1 145 St. Leonard's Street, Edinburgh EH8 9RB



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Measurements taken at widest points. Not to Scale.
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Prospective purchasers are requested to note formal interest with Lindsays 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.