



"An excellent opportunity to acquire a bright and spacious first floor flat which is fully HMO compliant"

- Secure shared entrance
- Hall
- Sitting room with fireplace
- Kitchen/breakfast room
- Three well proportioned bedrooms
- Bathroom with shower
- Gas central heating
- Shared rear garden
- Excellent local amenities
- HMO compliant

EPC Rating C

OFFERS OVER £315,000



Description

An excellent opportunity to acquire a bright and spacious first floor flat which is fully HMO compliant and provides flexible accommodation in sought after residential area and is within walking distance of excellent local amenities. In brief accommodation comprises; secure shared entrance, welcoming hall, spacious sitting room with original fireplace, kitchen/breakfast room, three well proportioned bedrooms, bathroom with shower, gas central heating, excellent storage space and shared rear garden.

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

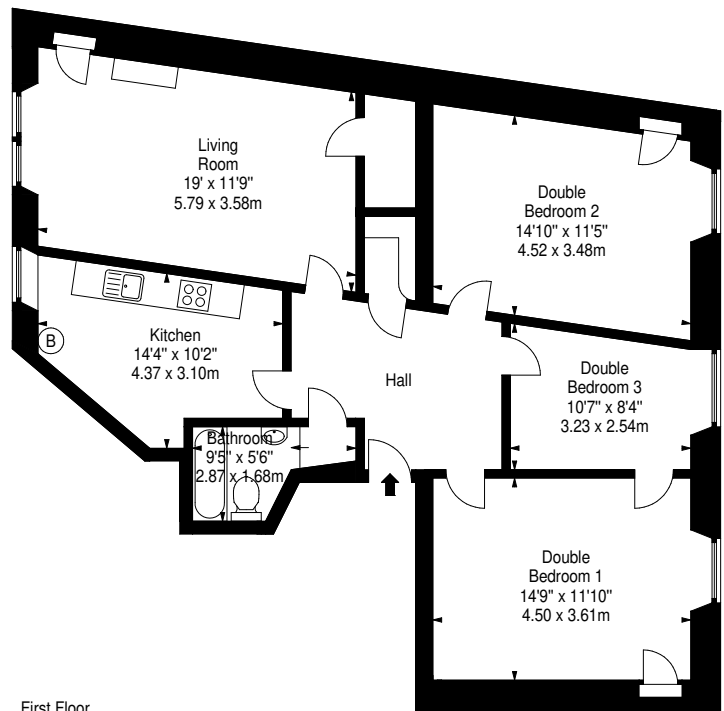
by appointment contact Lindsays on 0131 229 4040



South Clerk Street,
Edinburgh,
Midlothian, EH8 9JD



Approx. Gross Internal Area
1030 Sq Ft - 95.69 Sq M
For identification only. Not to scale.
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First Floor

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

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.