



5/3 Lord Russell Place
NEWINGTON | EDINBURGH | EH9 1NQ


warners
solicitors & estate agents



5/3 Lord Russell Place

NEWINGTON | EDINBURGH | EH9 1NQ

Set moments from the Meadows is this spacious first floor, two bedroom apartment. Surrounded by excellent local amenities and quick transport links this property boasts a well-kept communal garden, gas central heating and period features and would make an ideal first time buy or buy to let investment. The accommodation comprises welcoming entrance hallway with storage and utility/linen cupboard, bright living room with ornate ceiling rose, feature fireplace and fire, and Edinburgh Press style cupboard, kitchen fitted with floor and wall units with integrated gas hob, electric oven and extractor hood, two well proportioned double bedrooms, and a shower room with electric shower cubicle, vanity sink unit and wc.

- Traditional tenement
- First floor apartment
- Moments from the Meadows
- Welcoming entrance hallway with storage and utility cupboard
- Bright living room
- Fitted kitchen with integrated oven, hob & hood
- Two double bedrooms
- Shower room with electric shower
- Traditional features and sash and case windows including working shutters
- Gas central heating equipped with HIVE
- Security entry phone
- Well kept communal garden

EPC Rating C.

Please note that the gas fire is inoperable and isolated.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 available at the nearby Royal Commonwealth Pool. 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.

Extras include:

Kitchen: fridge/freezer, washing machine, evaporating tumble drier, microwave and folding kitchen table and chairs.

Main Bedroom: bed and mattress, wardrobe, and bedside table.

Living room: desk, red chair and sofa-bed.



