



9/12 Newton Street  
GORGIE | EDINBURGH | EH11 1TG

  
**warner's**  
solicitors & estate agents





## 9/12 Newton Street

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Nestled within the charming neighborhood of Gorgie in Edinburgh, this one-bedroom flat offers a cosy yet modern retreat within a traditional tenement building.

The home boasts an open-plan kitchen/living room. The space is illuminated by natural light streaming through a south-west facing window, casting a warm glow over the contemporary furnishings and sleek finishes. The kitchen area is thoughtfully designed with modern appliances and ample storage, making meal preparation a breeze.

Adjacent to the living area lies the spacious double bedroom, providing a peaceful haven for relaxation and rest. A large integrated wardrobe offers plenty of storage space, ensuring a clutter-free environment.

The property's shower room exudes simplicity and elegance with its neutral decor, creating a serene atmosphere for unwinding after a long day.

Overall, this flat combines the charm of traditional tenement living with modern comforts, making it an ideal retreat in the heart of Edinburgh's vibrant Gorgie area. In brief the property comprises:

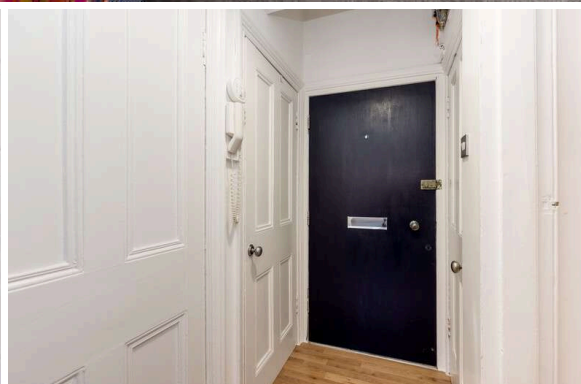
- Welcoming hall with storage.
- Bright and spacious, open plan living room with contemporary kitchen.
- Double bedroom with large integrated wardrobe.
- Neutrally decorated shower room.
- Communal garden.
- On street, permit parking.
- Electric heating and double glazing.

The washing machine, oven, fridge freezer and curtains will be included in the sale of the property. EPC D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Asda supermarket at Newmart Road, a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue and a Sainsburys on nearby Westfield Road. Leisure and recreational opportunities nearby include Saughton Public Park, Carrick Knowe Golf Course, Edinburgh Zoo, Murrayfield Stadium and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level with Napier University at Sighthill easily accessible for the more mature student. Excellent bus and tram services provide easy access to the City Centre and beyond, whilst the City Bypass, motorway networks and the airport are all easily reached by car.



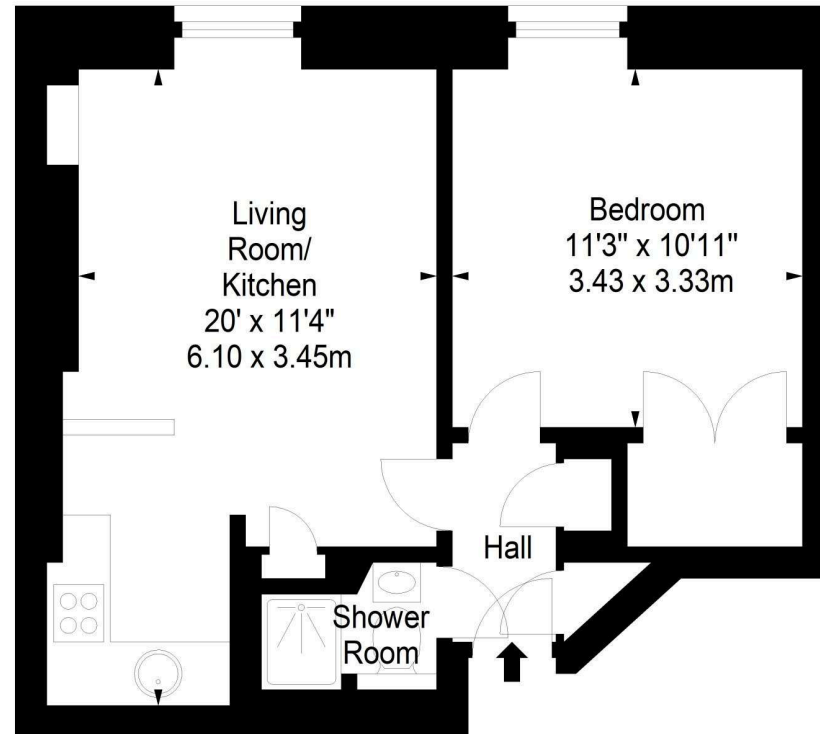
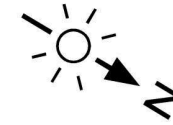




**Newton Street,  
Edinburgh,  
Midlothian, EH11 1TG**



Approx. Gross Internal Area  
438 Sq Ft - 40.69 Sq M  
For identification only. Not to scale.  
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Third Floor