

9 (flat 2) St Leonards Hill, Newington, Edinburgh, EH8 9RZ



### Description

Nestled on a quiet street in the heart of Newington set against the backdrop of Arthur's Seat is this rarely available three bedroom ground floor flat with allocated parking forming part of a small mature development. The property is moments from quick transport links, excellent local amenities, University buildings and vast open green spaces and would make an ideal first time buy or buy to let investment.

- Hallway with storage facilities
- Spacious living/dining room
- Kitchen
- Two double bedrooms with fitted wardrobes
- Single bedroom 3
- Bathroom with white three piece suite and shower
- Gas central heating and double glazing
- Secure entry system
- Allocated parking space

### Extras

The fitted carpets, curtains, oven, hob, cooker hood, washing machine and fridge/freezer are included.

### EPC Rating: C

### Price and Viewing

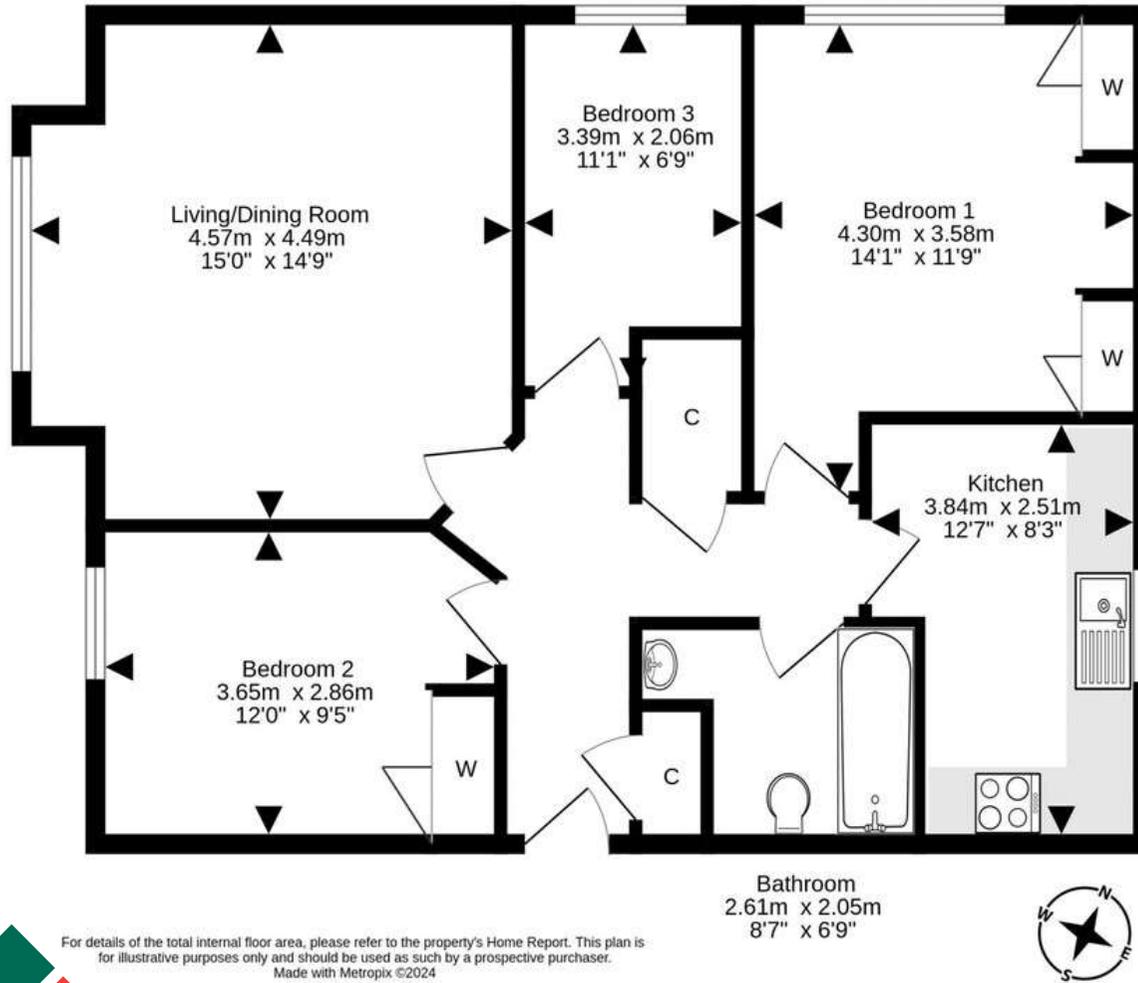
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Located in the south of the capital, approximately two miles from the city centre, Newington is a thriving community in Edinburgh's Southside. It's most popular amongst families, city dwellers and students 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. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll shopping centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.





1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
www.connormalcolm.com

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