

18/1 West Newington Place
Newington, EH9 1QU

Deans
Solicitors & Estate Agents LLP





GROUND FLOOR FLAT

- Sitting Room
- Dining Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating
- Excellent Storage
- Private Front & Communal Garden
- External Storage Cupboard
- EPC Rating – D



Situated within the heart of Newington, this dual-aspect spacious ground floor flat forms part of a traditional tenement. Close to an abundance of amenities and easy reach of the open green spaces of The Meadows and Holyrood Park. An excellent public transport service passes close by and travels to the City Centre and Edinburgh Royal Infirmary. Requiring upgrading and modernisation the accommodation has the benefit to create a lovely home and comprises; entry phone, entrance hallway, well-proportioned sitting room with feature ornate cornice, ceiling rose and working shutters, fitted dining kitchen, double bedroom and bathroom with white suite and shower. There is a well maintained private front garden and communal rear garden with permit and pay meter parking available to the front. Further benefits include gas central heating and excellent storage. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, fridge and light shades. All appliances included in the sale are sold as seen with no warranty provided.





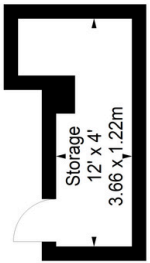


West Newington Place,
Edinburgh,
Midlothian, EH9 1QU

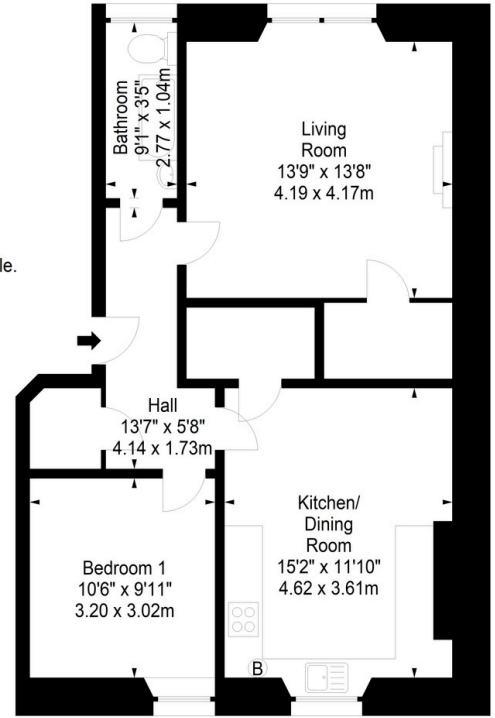
SquareFoot

Approx. Gross Internal Area
686 Sq Ft - 63.73 Sq M
Storage
Approx. Gross Internal Area
52 Sq Ft - 4.83 Sq M
For identification only. Not to scale.
© SquareFoot 2026





Ground Floor



Ground Floor





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans
Solicitors & Estate Agents LLP
Your Property People.
0131 667 1900
mail@deansproperties.co.uk
deansproperties.co.uk