

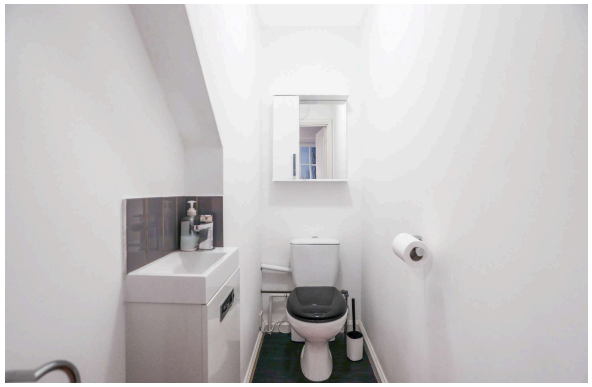
8 Briery Bauks

NEWINGTON | EDINBURGH | EH8 9TE

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Located within the popular Newington area of Edinburgh, this attractive two-bedroom terraced house offers bright, well-proportioned accommodation arranged over two levels, together with a fully enclosed rear garden.

The property opens into a welcoming entrance hallway, leading through to a spacious and bright living room. A feature wall with built-in fire creates an attractive focal point, while patio doors provide direct access to the rear garden and allow plenty of natural light into the room.

The modern kitchen is well equipped with a good range of floor and wall-mounted units, complemented by ample worktop space. A convenient WC completes the accommodation on the lower level.
Upstairs, there are two generous bedrooms, both benefiting from built-in storage. The main bathroom features a two-piece suite along with a walk-in shower, providing a practical and contemporary space.
Externally, the property benefits from a fully enclosed rear garden, offering a low-maintenance outdoor space with a combination of decking and artificial grass, ideal for relaxing or entertaining.

- Two bedroom terraced house
- Popular Newington location
- View of Arthur Seat
- Bright and spacious living room
- Close to local amenities and transport links
- Double glazing and gas central heating

Energy Rating C. Council Tax D.

All fixtures, fittings, integrated kitchen appliances, curtains, light fittings and floor coverings will be included in the sale.

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.



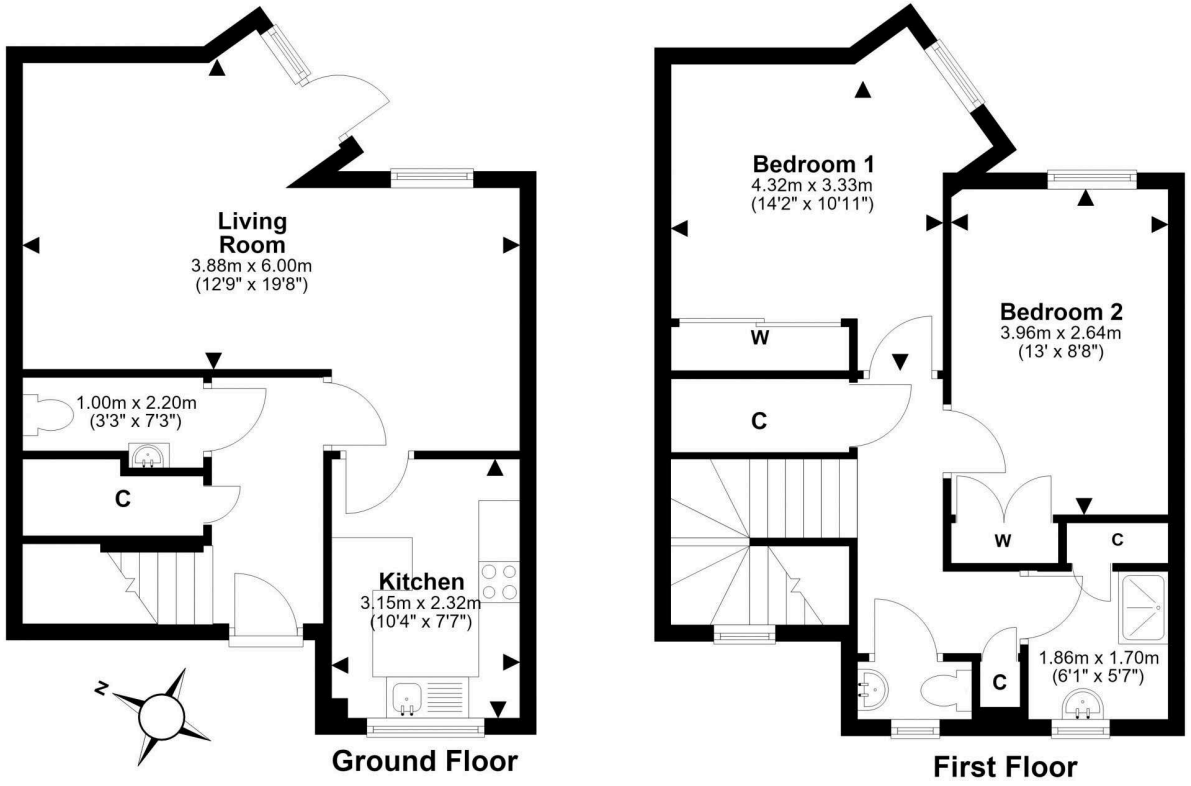












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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