



**73/1 PLEASANCE  
NEWINGTON  
EDINBURGH  
EH8 9TG**

**OFFERS OVER  
£240,000**

 **CONNELL & CONNELL** *WS*  
SOLICITORS AND ESTATE AGENTS



**STYLISH  
TWO BEDROOM  
GROUND FLOOR FLAT  
IN A DESIRABLE CITY  
CENTRE LOCATION  
CLOSE TO EXCELLENT  
LOCAL AMENITIES**

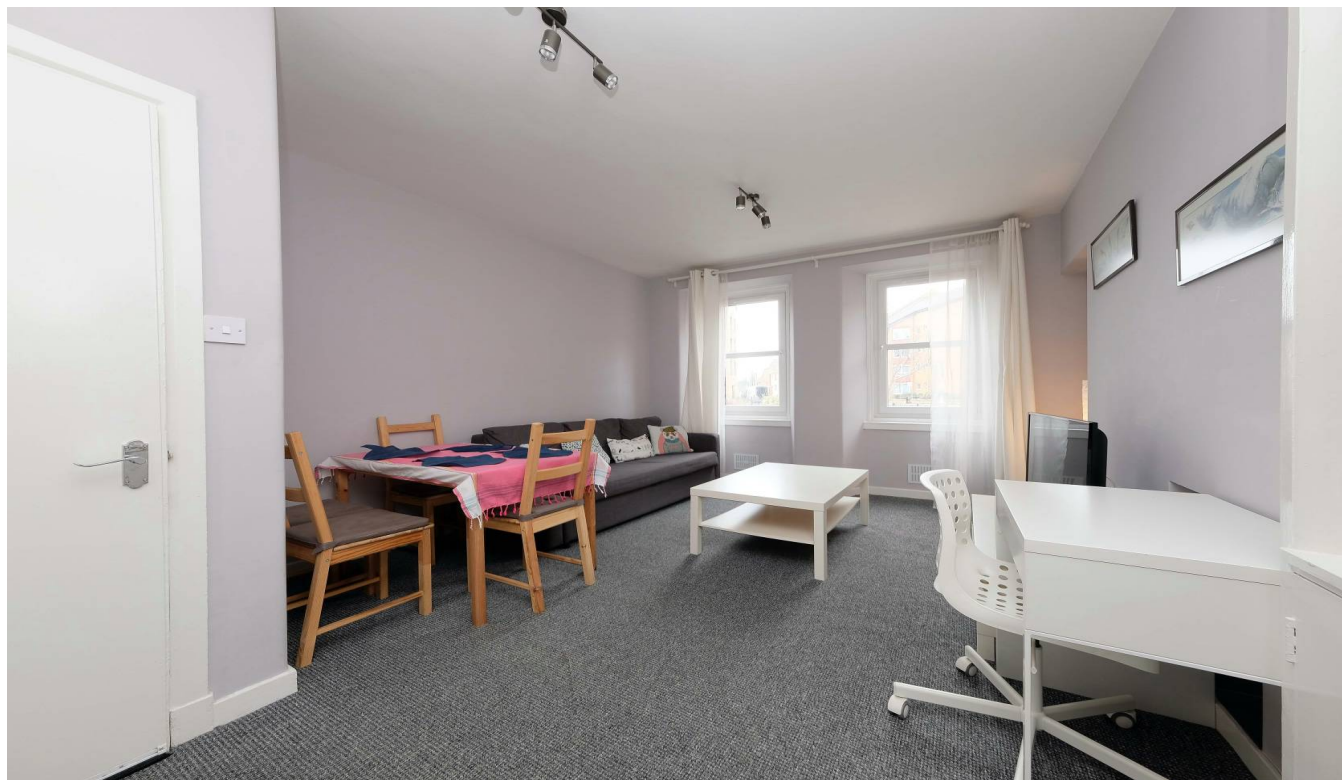
VIEWING  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

Bright and spacious ground floor flat located in a prime residential area within easy walking distance of the High Street, City Centre and also the University. The Pleasance Theatre, one of the biggest and most highly respected venues at the Edinburgh Festival Fringe, is located a short walk away.

There is an excellent range of local shops, restaurants, wine bars and other leisure facilities within close proximity and the Commonwealth Pool and Festival Theatre are also close by. In addition regular bus services run close by providing good access to all parts of the city and beyond.

Internally the flat is in excellent decorative order and benefits from a stylish kitchen and shower room, gas central heating, double glazing and good storage facilities. The kitchen appliances and all furniture are included in the sale.

Entrance to the flat is by way of a well maintained common passage and stair with the added security of an entryphone system. This also gives access to the well maintained shared garden to the rear of the building.



## PROPERTY DETAILS

- \* Welcoming entrance Hall with entryphone handset and storage cupboard.
- \* Bright and spacious Lounge / Dining Room with twin windows to front. Built in storage cupboards proved excellent storage space. TV point.
- \* Stylish fitted kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Ample work surfaces with integrated sink with drainer and tiled splashback. The washing machine is included in the sale together with the fridge/freezer. Window to rear overlooking gardens. Full height radiator.
- \* Large double bed room with window to front.
- \* Second double bed room with window to rear overlooking garden.
- \* Stylish Shower Room with walk in shower compartment with mixer shower. White two piece suite comprising wash hand basin and WC. Frosted window to rear. Radiator. Tiled floor

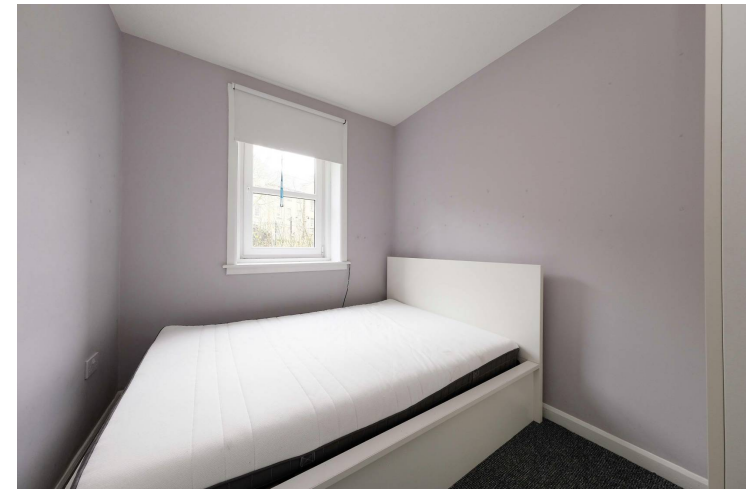
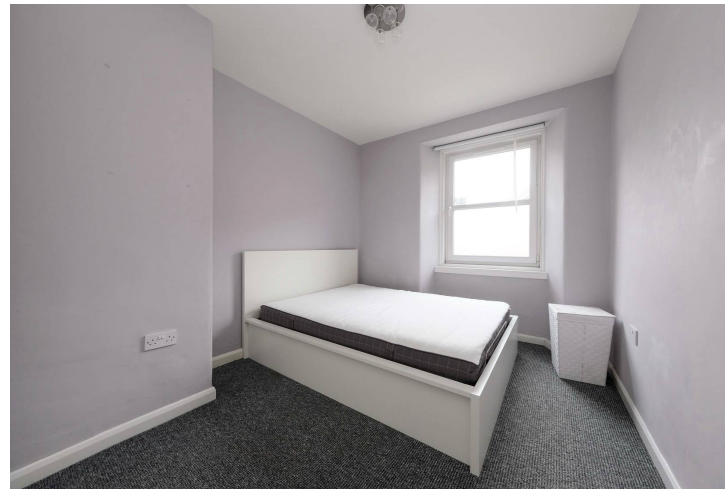
Energy Efficiency Rating: D



## EXTERNAL

There is a large communal garden to the rear of the property.

Resident permit parking is available on application to The City of Edinburgh Council.







**Ground Floor**  
Approx. 56.8 sq. metres (611.1 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

