



## 178/6 CAUSEWAYSIDE NEWINGTON, EDINBURGH, EH9 1PN

OFFERS OVER  
£225,000

178/6 Causewayside is an impressive, attractively presented top 4th floor flat forming part of a period tenement property, situated to the south of the city centre. The home has been lovingly upgraded by the current owner with the addition of beautiful wood flooring and finishing touches which add personality to the property. There is a wonderful view of the city skyline towards the Pentland hills over the rooftops from the entrance of the flat. The home benefits from gas central heating which has a central gas boiler for the six flats in the stair in addition to feature vintage radiators and double glazing.

### ACCOMMODATION

Hall, sitting room, kitchen, two double bedrooms (one with fitted wardrobes), bathroom and deep storage cupboard and separate external store.

### VIEWING

By appointment with Purdie & Co. 0131 346 7240.



**Purdie & Co**  
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Within the immediate vicinity of the flat is a handy Tesco Express, a petrol station and a generous number of local shops, bars and restaurants. Newington itself is a vibrant cosmopolitan area with an abundance of cafes, bars and restaurants along with mainstream supermarkets and traditional shops. It is close to Edinburgh University and has excellent transport links to the city centre. Arthur's Seat is nearby and it is within walking distance of the medieval old town and key attractions such as Edinburgh Castle, the National Museum of Scotland, the Royal Mile and the Meadows. The Commonwealth Pool is also close by with fantastic leisure facilities, including gym, softplay and cafe. The Festival Theatre, Queens Hall and Pleasance Courtyard & Dome venues offer up a variety of cultural events and shows to suit all tastes.

The property is accessed by way of a communal entrance (with buzzer entry phone system). The flat is located on the top (4th) floor where the impressive view can be enjoyed before entering the apartment.

The sitting room is long and lends itself to a very comfortable seating area and a separate dining area, with an attractive timber mantelpiece forming a focal point in the room.

The fitted kitchen has a series of wall and base mounted units with a contrasting granite effect work surface. The integrated electric hob and oven will be included in the sale. Located by the window, the kitchen sink area is a great spot to enjoy the view, lessening the task of doing the dishes!

The master bedroom is fitted with generous cupboards and has a press cupboard in one corner. There is also a second spacious double bedroom.

The bathroom comprises bath (with electric shower over), wash hand basin and WC. Splashboard surrounds the shower and bath areas. There is a good sized storage cupboard located off the hall.

Beautiful herringbone engineered Oak flooring has been carefully laid in the hall, sitting room, bathroom and both bedrooms.

On the stair outside, there is a separate external store. Some additional items may be available by separate negotiation.

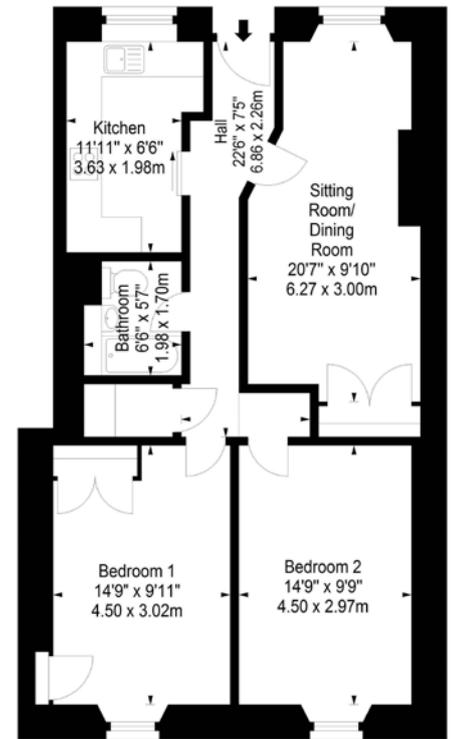


Causewayside,  
Edinburgh,  
Midlothian, EH9 1PN



 SquareFoot

Approx. Gross Internal Area  
756 Sq Ft - 70.23 Sq M  
For identification only. Not to scale.  
© SquareFoot 2019



Fourth Floor



While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.



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