



138/10 Nicolson Street, Edinburgh, EH8 9EH



- Third Floor Flat
- Double Bedroom & Wardrobe
- Bathroom
- Grade B Listed Building
- Gas Central Heating



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EPC C



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- Bright Spacious Living Room
- Breakfasting Kitchen
- Ample Storage
- Convenient Location
- Secure Intercom Access

Interested In  
viewing this property?

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#### LOCATION:

Newington is a vibrant, residential area in Edinburgh, located just south of the city centre. It is known for its Victorian and Georgian architecture, a mix of independent shops, cafes, and restaurants, and proximity to major attractions. The area is popular with students and professionals due to its easy access to the University of Edinburgh and the city centre. Transport links in Newington are excellent, with regular buses to the city centre and beyond, and it's within walking distance of key landmarks such as the Royal Mile, Edinburgh Castle, and the National Museum of Scotland. The area is also close to cultural spots like the Festival Theatre and Summerhall, arts venues that hosts events, exhibitions, and festivals throughout the year. Newington's location offers easy access to some of Edinburgh's most beautiful green spaces including Holyrood Park and The Meadows in particular, both offering opportunities for picnics, sports, or leisurely walks, and is a social hub for locals in warmer months.

#### DESCRIPTION:

A one-bedroom purpose-built flat on the third floor of a traditional Grade B listed tenement building, which comprises five floors and is nestled between the Meadows and Arthur's Seat in Newington, and close to the university making it ideal for students. The property is situated on the corner of the building, with the living room featuring three windows giving a dual aspect over two elevations, making it bright and spacious. The neatly fitted kitchen includes a fold-down breakfast bar / table. There is a double bedroom with built-in wardrobe, 3 further storage cupboards from the hallway and a bathroom. The property is factored, ensuring maintenance is consistently managed and communal areas are well-kept.

#### EXTERNALLY:

The property is accessed from the street, via a secure intercom access, to a shared communal stairwell.

#### SERVICES:

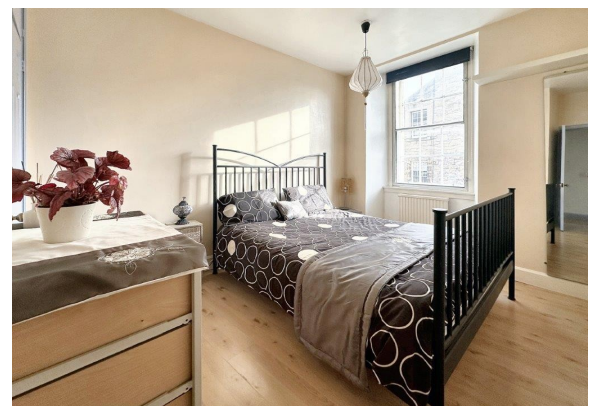
Mains Electricity, Gas, Water & Drainage.

Factor:- Edinburgh Block Management 25 Nicolson Square Edinburgh EH8 9BX.

Property Factors Reg No: PF000725. Annual charge for 2024-5 £268.33

#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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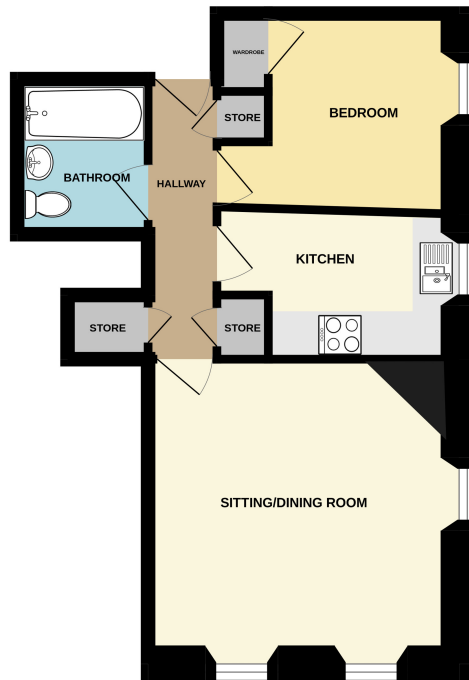
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## FLOOR PLAN:

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION:

- COMMUNAL STAIRWELL LEADING TO:-
- BEDROOM (3.58M X 2.92M) at widest
- LIVING ROOM (4.13M X 4.02M) at widest
- HALL (3.89M X 0.97M)
- KITCHEN (3.58M X 2.12M) at widest
- BATHROOM (2.12M X 1.80M)

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