

**29/1 Lutton Place
Edinburgh EH8 9PF**

Offers Over £320,000

- Two double bedrooms and box room
- Kitchen fitted with a range of units and appliances included
- Bright and spacious lounge/dining room
- Shower room and W/C
- Gas central heating and double glazing throughout
- Communal gardens

**Council Tax Band: D
Tenure: Freehold**

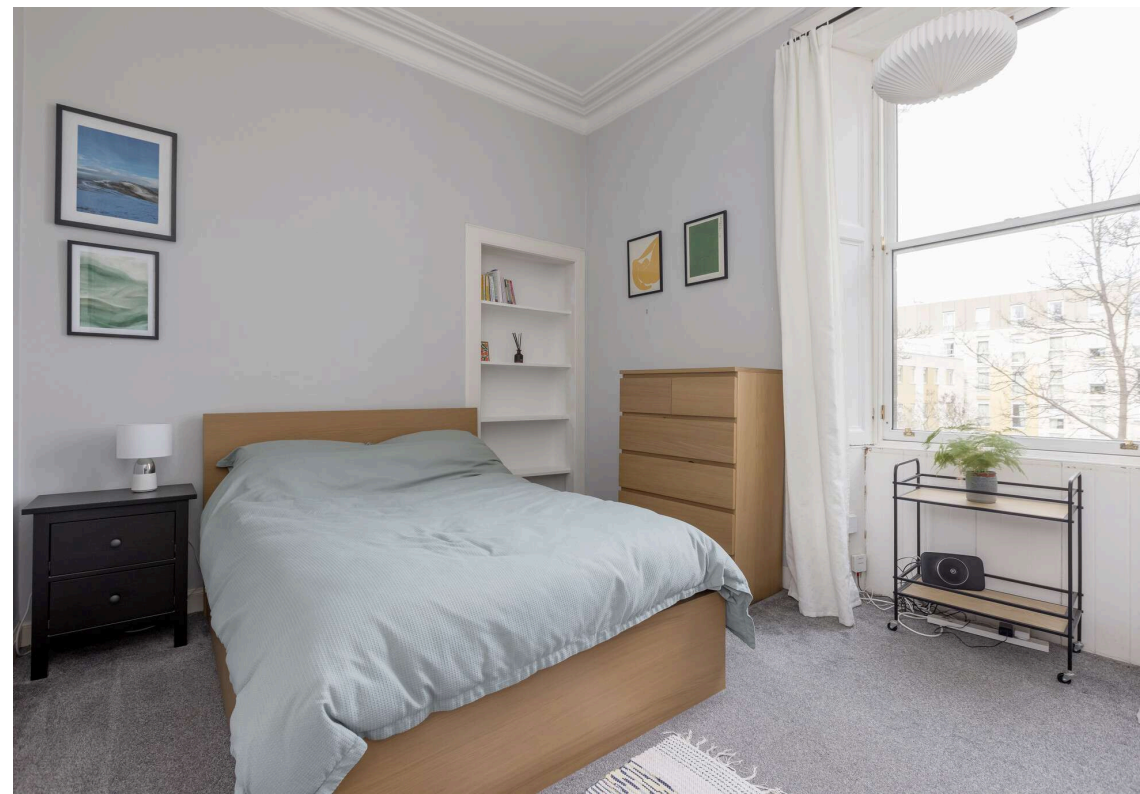


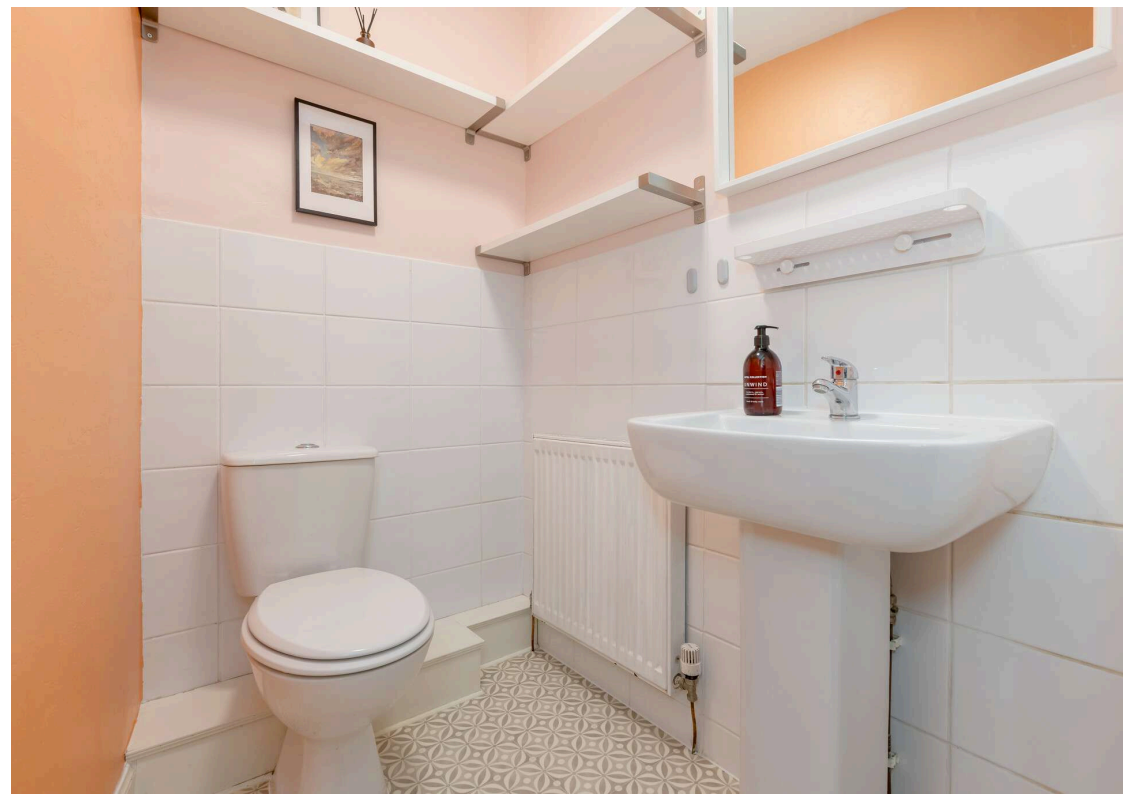
Flat

This superb two-bedroom tenement flat, located in the heart of Newington, is sure to attract a wide range of buyers. Ideally positioned for quick access to the city centre and nearby universities, it represents an excellent opportunity for first-time buyers and investors alike. Early viewing is highly recommended.

The accommodation comprises a generous south-facing living and dining room, beautifully illuminated by natural light. Period features include ornate cornicing, a ceiling rose, and a decorative fireplace creating an elegant and welcoming space, perfect for relaxing or entertaining. The internal kitchen is fitted with a selection of wall and base units and comes equipped with a gas hob, electric oven, and all included white goods. Both double bedrooms are quietly situated to the rear of the property. A spacious box room provides excellent flexibility, making it ideal for a home office or occasional guest room. The property also features a shower room with a mains-powered walk-in shower, a separate WC, and a useful utility cupboard. Additional benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency. Externally, residents enjoy access to a large communal rear garden, and on-street permit parking is readily available. Newington is a highly desirable residential area just south of the city, known for its excellent local amenities, including a variety of shops, bars, restaurants, and cafes. For more extensive shopping options, Cameron Toll Shopping Centre, Straiton Retail Park, and Fort Kinnaird Retail Park are all within easy reach. Residents can enjoy numerous leisure facilities, such as the Royal Commonwealth Pool and the vast green spaces of The Meadows, Arthur's Seat, and Holyrood Park, along with several nearby golf courses, including Prestonfield and Craigmillar. The area offers excellent road access to the city bypass and major motorways, connecting to the A1, Gyle Shopping Centre, Forth Road Bridge, Edinburgh International Airport, and beyond. Regular bus services provide quick and easy routes to the city centre. The area is also well-served by highly regarded schools in both the state and private sectors.

Viewing by appointment on 0131 337 1800

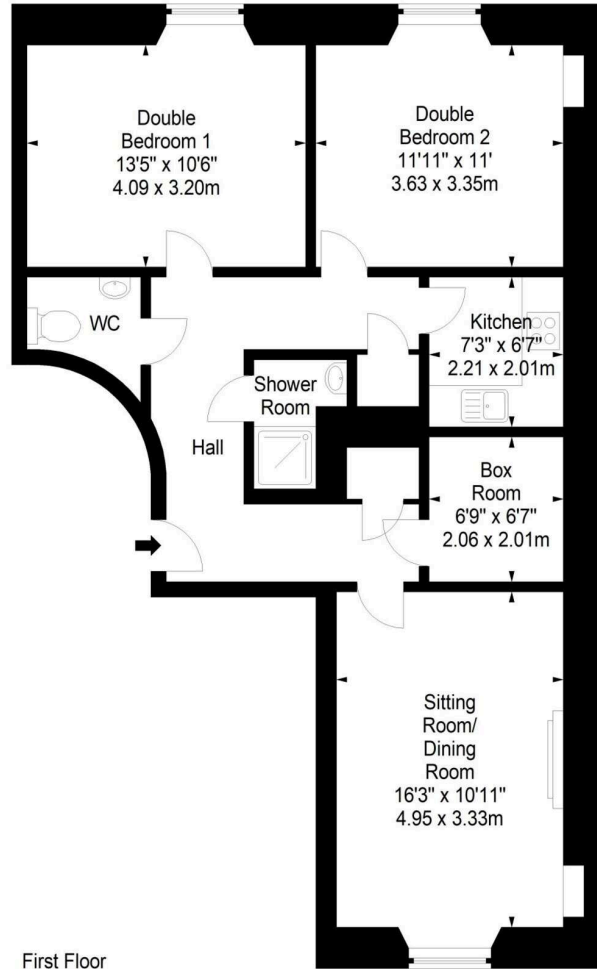




Lutton Place,
Edinburgh,
Midlothian, EH8 9PF



Approx. Gross Internal Area
811 Sq Ft - 75.34 Sq M
For identification only. Not to scale.
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