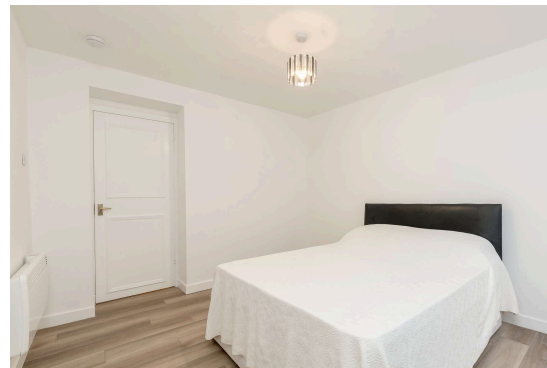
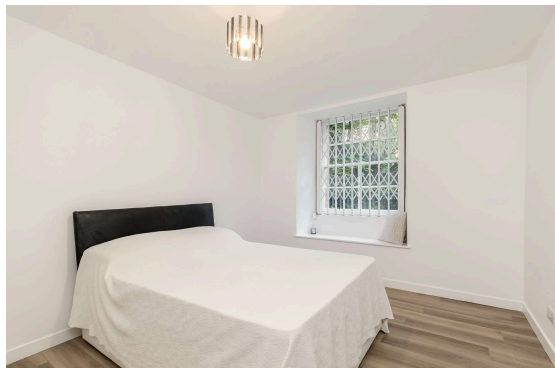


**29/1 West Nicolson Street  
Edinburgh EH8 9DB**

**Offers Over £199,950**

- Large living room with built in storage
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and appliances included
- New wood effect flooring throughout
- Two bedrooms
- Shower room fitted with two-piece suite and electric walk in shower
- Electric heating
- Communal garden
- On-street permit parking

**Council Tax Band: B**  
**Tenure: Freehold**  
**Shared Ownership: N**





## Basement Flat

Blair Cadell is thrilled to present this fantastic basement flat, ideally located in the highly sought-after area of Newington. With an excellent range of local amenities, this property is perfect for young professionals or investors and is a must-see.

The accommodation has been fitted with new wood effect flooring throughout, includes a spacious living room with built-in storage, offering flexible use of the space, which could easily serve as a master bedroom. The breakfasting kitchen is well-equipped with a variety of floor and wall-mounted units, an electric hob, oven, and all included appliances. There are two additional bedrooms, one of which benefits from a useful storage cupboard. The property also features a recently refurbished shower room, complete with a two-piece suite and an electric walk-in shower. Electric heating is installed throughout the flat, and there is access to a communal garden at the rear. Residents can also take advantage of permit parking.

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**



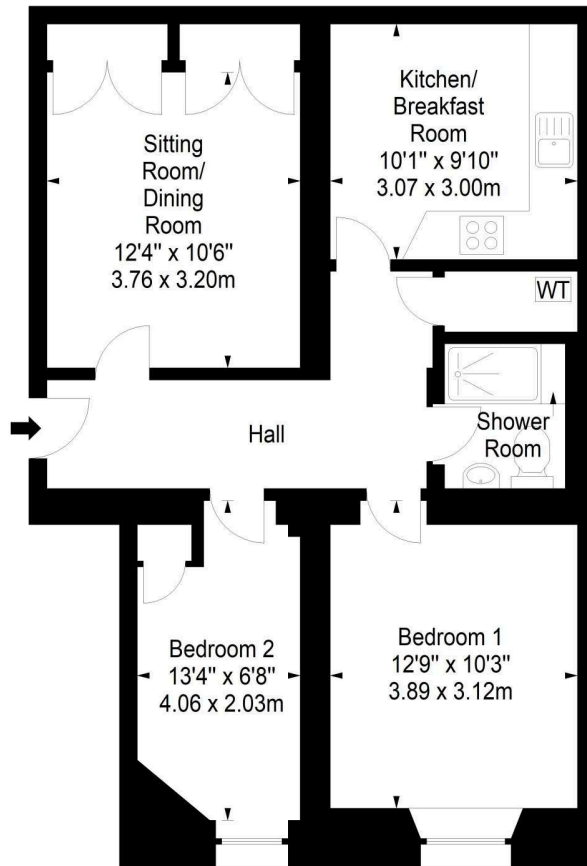
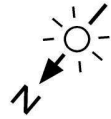




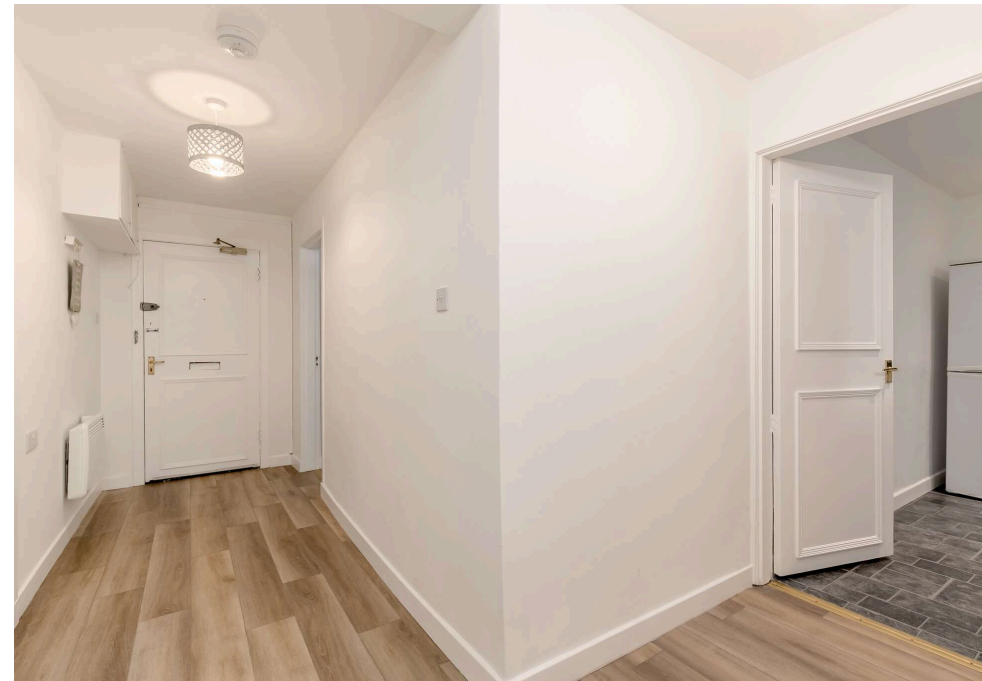
West Nicolson Street,  
Edinburgh,  
Midlothian, EH8 9DB



Approx. Gross Internal Area  
667 Sq Ft - 61.96 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Lower Ground Floor



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