



**130/8 Pleasance**

**Edinburgh**

**EH8 9TL**

Set within a modern, well-maintained development, this charming and light-filled third-floor flat enjoys truly stunning open views towards Arthur's Seat.

- Stunning views of Arthur Seat
- Freehold
- Comes With All Furnishings, Sold As Seen
- Council Tax Band C
- High Demand Area
- Gas Central Heating
- Pure Oak Flooring
- EPC Rating C

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**CHRISLING**  
PROPERTIES

Accessed via a secure entry system, the property opens into a welcoming hallway offering useful built-in storage. The accommodation comprises a generous and bright living/dining room featuring a distinctive box bay window that frames the spectacular outlook, a fitted kitchen, a well-proportioned double bedroom with built-in wardrobe, and a modern bathroom.

Further benefits include gas central heating and double glazing throughout. Externally, residents enjoy access to attractive, well-kept communal gardens and a communal drying green, along with the added advantage of residents' off-street permit parking.



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**CHRISLING**  
PROPERTIES



The property is offered furnished, with all furniture, furnishings, white goods, and items visible in the photographs included in the sale. All contents are sold as seen, with no warranties provided, making this an ideal, ready-to-move-into home—perfect for first-time buyers or those seeking a convenient city base with exceptional views. Pure oak flooring in the living room, hallway and bedroom.

Located in the ever-popular Newington area, the property is superbly positioned for access to a wide range of amenities, with Edinburgh University, the Royal Mile, and Holyrood Park all within easy walking distance. Edinburgh city centre and Waverley Station are also conveniently close by.

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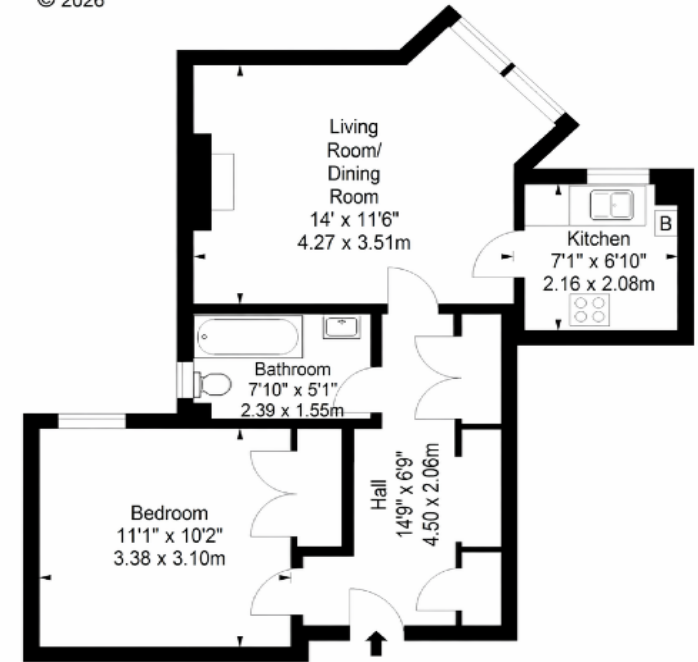




**Pleasance,  
Edinburgh,  
Midlothian, EH8 9TL**



Approx. Gross Internal Area  
498 Sq Ft - 46.26 Sq M  
For identification only. Not to scale.  
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Third Floor

**DISCLAIMER**

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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