



Deans Properties
Deans Solicitors and Estate Agents LLP



**77/8 PLEASANCE
PLEASANCE, EH8 9TG**



THIRD FLOOR FLAT

- Hall
- Living Room
- Dining Kitchen
- Two Double Bedrooms
- Bathroom
- Double Glazing & GCH
- Communal Garden
- Residents Zoned Parking
- EPC Rating - D



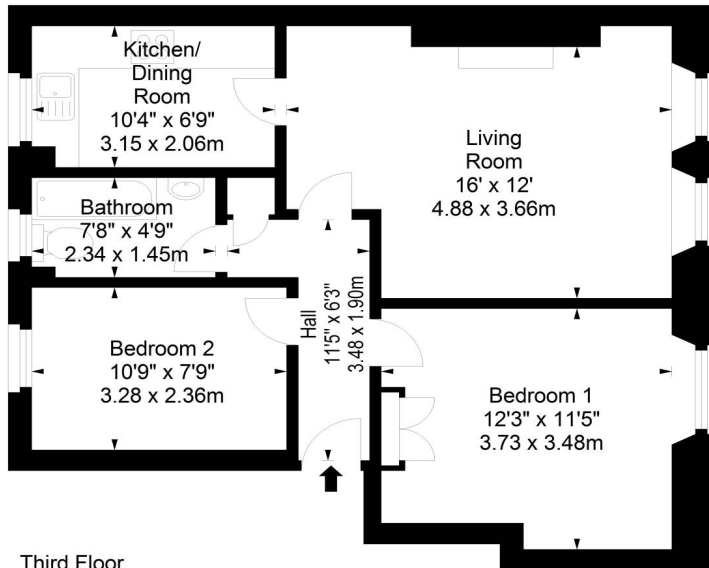
A bright and well-proportioned third floor (top) flat in a convenient location close to excellent amenities and within easy walking distance of Edinburgh City Centre. Handy for Edinburgh University and Holyrood Park, great transport links connect swiftly with the surrounding areas. The accommodation comprises: hall, twin windowed living room, bright dining kitchen, two good sized double bedrooms, bathroom with white suite, stylish metro tiling and over-bath shower. There is a well-maintained communal garden/drying green to the rear of the building and residents zoned parking can be found on-street. Benefits include full double glazing and gas central heating. The fitted floor coverings, oven, hob and cooker hood are included in the sale. White goods and other items are available by separate negotiation.



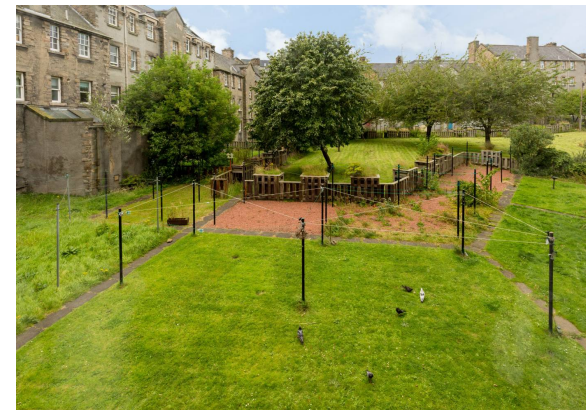
**Pleasance,
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Approx. Gross Internal Area
604 Sq Ft - 56.11 Sq M
For identification only. Not to scale.
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Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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