



Deans Properties

Deans Solicitors and Estate Agents LLP



1F3, 18 Brougham Place
Lauriston, EH3 9JU



FIRST FLOOR FLAT

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Separate W.C.
- Shared Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating - C



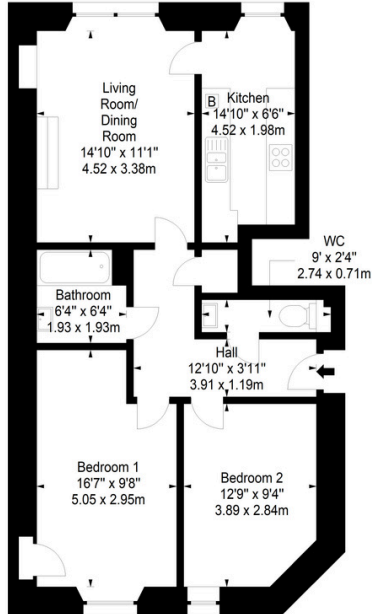
This bright and well-proportioned first floor flat with attractive period features forms part of a traditional tenement building in the popular area of Lauriston, in the heart of Edinburgh. The property provides easy access to excellent local amenities including shops, bars, and restaurants and is connected to the city centre and surrounding areas by convenient public transport links. Lovely outdoor space is available nearby at the Meadows and the property is in walking distance from Edinburgh University's George Square campus and further green spaces at Holyrood Park & Arthur's Seat. The accommodation comprises; generous living room/dining room, separate kitchen, two good-sized double bedrooms, stylish bathroom and separate W.C. There is a shared garden to the rear and on-street permit parking in the area. The property has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.



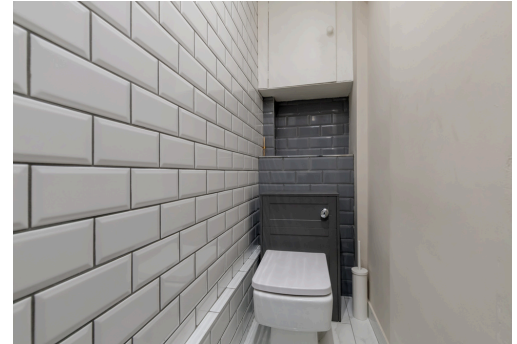
Brougham Place,
Edinburgh,
Midlothian, EH3 9JU



Approx. Gross Internal Area
725 Sq Ft - 67.35 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First 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 any 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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