



**35/1 Leith Street  
New Town, EH1 3AT**

**deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Secondary Double Glazing & GCH
- EPC Rating – D





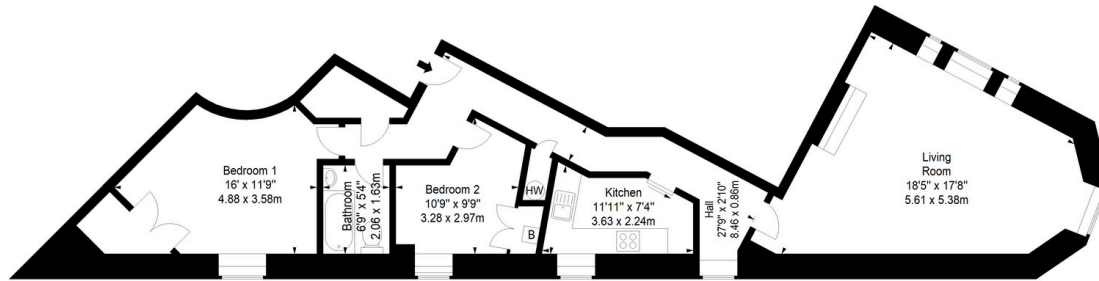
This generously proportioned first floor flat occupies an enviable location in the heart of Edinburgh's city centre, opposite the St James' Quarter offering a range of luxury shops, restaurants, bars and leisure facilities. The property is well connected by bus, tram and rail with Waverley Station and Princes Street a stone's throw away. The accommodation comprises; dual-aspect living room, separate kitchen, two good-sized double bedrooms with built-in storage and bathroom with shower over bath. The property benefits from secondary double glazing and 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.



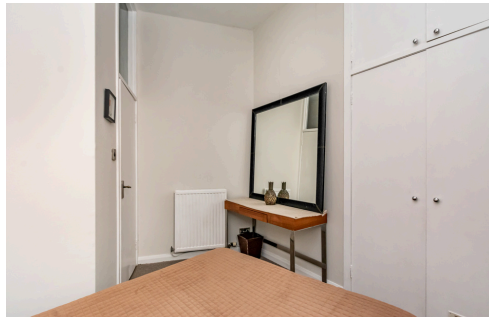
Leith Street,  
Edinburgh, EH1 3HT



Approx. Gross Internal Area  
864 Sq Ft - 80.27 Sq M  
For identification only. Not to scale.  
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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.

**Deans**   
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