



Deans Properties

Deans Solicitors and Estate Agents LLP



**3F1, 35 West Preston Street
Newington, EH8 9PY**



THIRD FLOOR FLAT

- Sitting Room
- Kitchen/Dining Area
- Utility
- Two Double Bedrooms
- Bathroom
- Box Bedroom
- Shared Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating - D



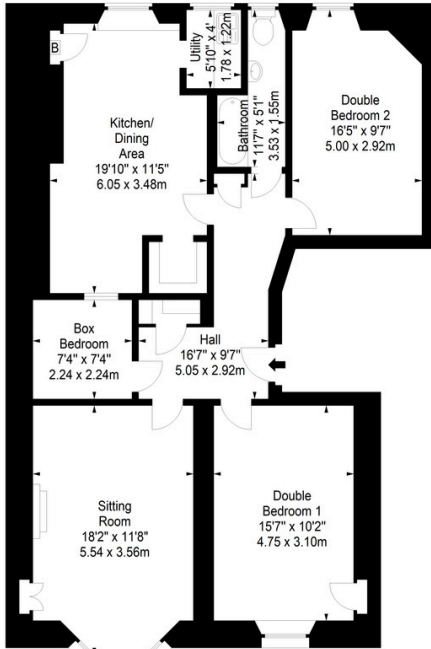
This bright dual-aspect third floor flat retains attractive period features and forms part of a traditional tenement in Newington, close to a variety of convenient amenities and public transport links. The University of Edinburgh's George Square campus is nearby and there is lovely outdoor space available at the Meadows, Arthur's Seat and Holyrood Park. The accommodation comprises; entrance hallway, generous bay windowed sitting room, large kitchen/dining room with utility off, two spacious double bedrooms, box bedroom and bathroom. There is a shared garden to the rear and on-street permit parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted floor coverings and lightshades.



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Approx. Gross Internal Area
1036 Sq Ft - 96.24 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 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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