



Deans Properties

Deans Solicitors and Estate Agents LLP



**31/14 Halmyre Street,
Leith, EH6 8QE**



TOP FLOOR FLAT

- Living/Dining Room
- Kitchen
- Double Bedroom (en-suite)
- Separate W/C
- Communal Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



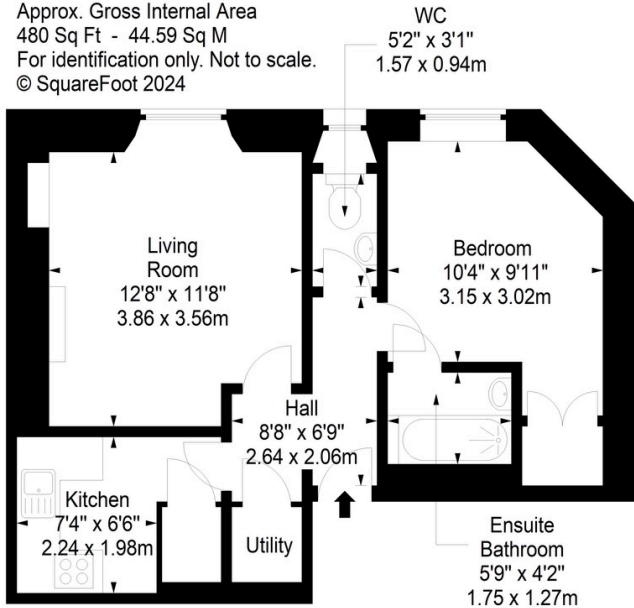
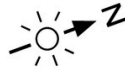
Forming part of traditional tenement, this bright and welcoming third (top) floor flat resides in a lovely peaceful block in Leith. Halmyre Street lies between Leith Walk and Easter Road and is just a short distance from the city center. The area has a wide range of amenities including local shops, restaurants and leisure facilities. The location benefits from excellent public transport links and road connections to the city bypass and motorway networks. The property comprises; a good-size living/dining room, separate kitchen, utility cupboard, double bedroom with en-suite and separate WC. The property benefits from gas central heating, double glazing, communal rear garden and on-street permit parking. Included in sale are fitted carpets, floor coverings, curtains, cooker, oven, hob, hood, washing machine and light shades. All appliances included above are sold as seen with no warranty provided.



Halmyre Street,
Edinburgh,
Midlothian, EH6 8QE



Approx. Gross Internal Area
480 Sq Ft - 44.59 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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