



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**1/5 Rankeillor Street  
Newington, EH8 9JA**



## THIRD FLOOR FLAT

- Living/Dining Room
- Kitchen
- Four Bedrooms
- Bathroom
- Communal Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – D



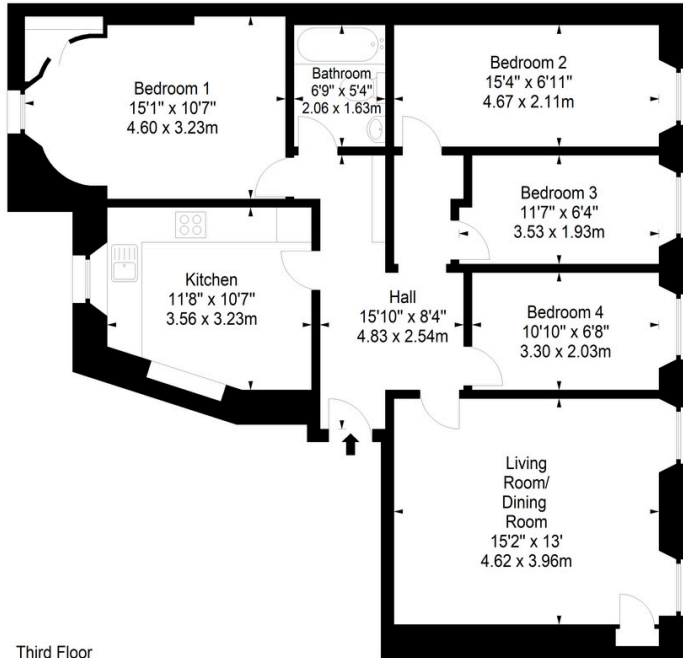
This spacious third/top floor flat forms part of a traditional tenement in Newington, close to Edinburgh University, an abundance of convenient amenities and public transport links. The city centre is easily accessible and there is lovely outdoor space nearby at The Meadows, Holyrood Park and Arthur's Seat. The accommodation, which would benefit from upgrading, comprises; entrance hallway, bright and airy living/dining room, separate kitchen, four well-proportioned bedrooms and bathroom with overhead shower. The property boasts traditional features such as intricate cornicing and high ceilings. There is gas central heating, shared garden grounds to the rear and on-street permit parking. Items included in the sale are fitted carpets & floor coverings, cooker, oven, hob, hood, fridge-freezer, washing machine, and light shades. The appliances included are sold as seen with no warranty provided.



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Approx. Gross Internal Area  
947 Sq Ft - 87.98 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



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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