



Deans Properties

Deans Solicitors and Estate Agents LLP



173 (2F1) Leith Walk
Leith, EH6 8NR



SECOND FLOOR FLAT

- Sitting Room
- Breakfast Kitchen
- Three Double Bedrooms
- Box Room
- Bathroom
- Gas Central Heating
- Permit Parking
- EPC Band – D



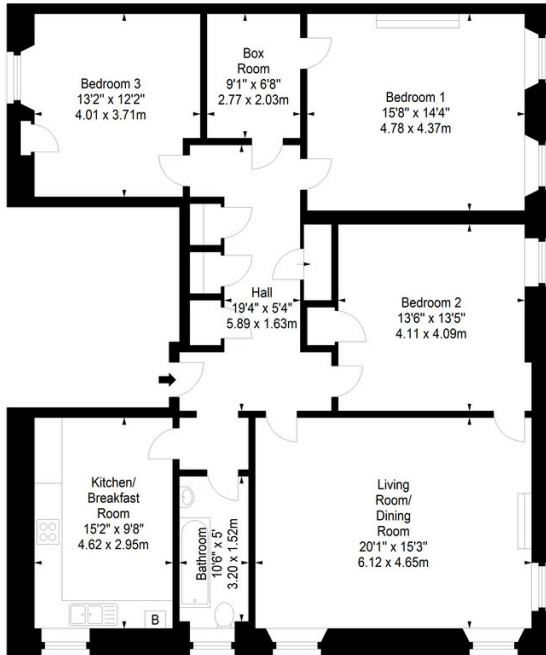
This deceptively spacious second floor flat forms part of a traditional tenement within the vibrant and popular area of Leith. There is an abundance of excellent amenities available on the doorstep including a Tesco supermarket with The Shore and Newhaven offering a wide selection of popular bars, fashionable restaurants, and stylish cafes. Excellent transport links mean that regular buses and trams take you into the City Centre, Newhaven and onto Edinburgh Airport. The accommodation which would make an ideal purchase for the professional couple comprises; secure entry phone system, welcoming entrance hallway with excellent storage, generously proportioned sitting room with feature period fireplace and three recessed windows providing excellent natural light, fitted breakfasting kitchen with appliances, three delightful good sized double bedrooms, box room/study and modern bathroom with shower over bath. The property benefits from gas central heating with permit parking available in the surrounding streets. All fitted floor coverings will be included in the sale together with the built-in electric hob/double oven, washing machine and integrated fridge freezer. The property can be sold fully furnished if required. The appliances included are sold as seen with no warranty provided.



Leith Walk,
Edinburgh, EH6 8NR



Approx. Gross Internal Area
1423 Sq Ft - 132.20 Sq M
For identification only. Not to scale.
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Second 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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