



Deans Properties

Deans Solicitors and Estate Agents LLP



**32/4 Rankeillor Street
Newington, EH8 9HZ**



SECOND FLOOR FLAT

- Living Room
- Kitchen
- Four Bedrooms
- Bathroom
- Shared Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – C



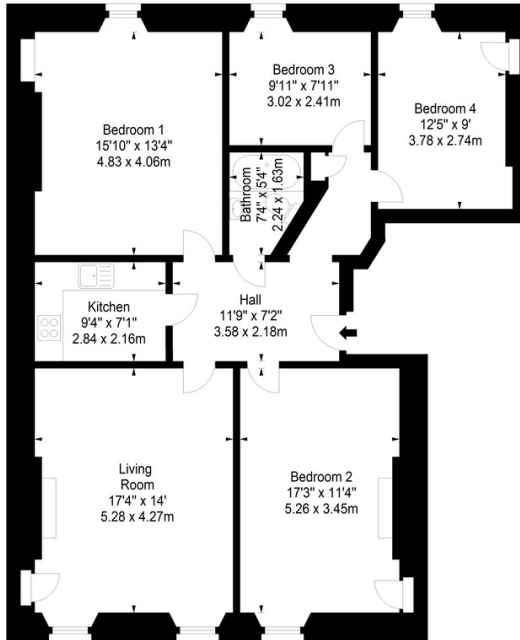
This spacious second floor flat forms part of a traditional tenement in Newington in south Edinburgh, close to Edinburgh University, a variety of convenient amenities and public transport links. The city centre is easily accessible and there is lovely outdoor space nearby at The Meadows, Holyrood Park and Arthur's Seat. The accommodation comprises; generous living room with period fireplace and ornate cornicing, separate kitchen, four good-sized bedrooms and bathroom with shower over bath. There is a shared garden to the rear and on-street permit parking in the area. The property benefits from gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and lightshades. The appliances included are sold as seen with no warranty provided.



Rankeillor Street,
Edinburgh, EH8 9HZ



Approx. Gross Internal Area
1143 Sq Ft - 106.18 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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