



2F1, 21 Perth Street
New Town, EH3 5DW

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room/Dining Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom
- Shared Rear Garden
- Secure Entry-phone System
- On-Street Permit & Metered Parking
- Gas Central Heating
- EPC Rating – D



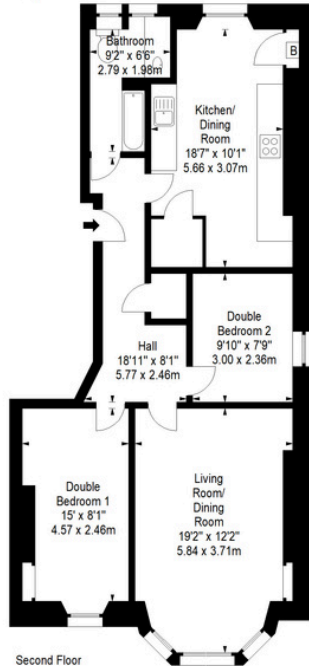
This well-presented second floor flat forms part of a traditional tenement in a highly sought-after location in Edinburgh's New Town, close to a variety of popular amenities in the New Town and Stockbridge including cafes, bars, restaurants, galleries, artisan shops and weekly market. The nearby Botanic Gardens, Inverleith Park and Water of Leith offer attractive outdoor space and wonderful walks. The property retains charming period features including a bay window, feature fireplace, Edinburgh presses, sanded floorboards, high ceilings and ornate cornicing. The accommodation comprises; generous bay-windowed living room/dining room, large well-appointed kitchen with space for dining table and chairs, two good-sized double bedrooms and bathroom with shower over bath. There is a neatly maintained, shared garden to the rear and on-street permit and metered parking in the area. The location is well-served by public transport and the city's train, bus and tram stations are accessible on foot. The property benefits from gas central heating. Included in the sale are the fitted floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher and pulley. The appliances included are sold as seen with no warranty provided.



Perth Street,
Edinburgh,
Midlothian, EH3 5DW



Approx. Gross Internal Area
810 Sq Ft - 75.25 Sq M
For identification only. Not to scale.
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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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