



Deans Properties

Deans Solicitors and Estate Agents LLP



**39k St Bernards Crescent,
Stockbridge, EH4 1NR**



THIRD FLOOR FLAT

- Living Room
- Kitchen
- One Double Bedroom
- Bathroom
- Box Room
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – C



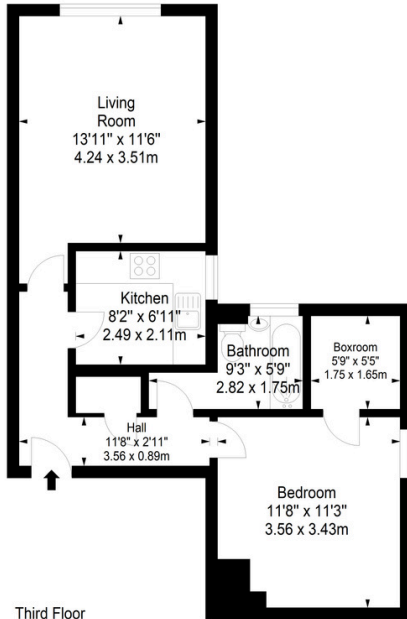
This well-proportioned third floor flat lies in a highly sought after location in Stockbridge, close to a wide range of local amenities including independent shops and boutiques, artisan food stores and a fantastic selection of cafes, restaurants and bars. Lovely outdoor space is available nearby at Inverleith Park and Royal Botanic Gardens and there are convenient public transport links. The accommodation comprises; bright, spacious living room with space for a dining table and chairs, separate kitchen, double bedroom, box room and bathroom with shower over bath. There is on-street permit parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freeze, washing machine dishwasher and lightshades. The appliances included are sold as seen with no warranty provided.



St. Bernards Crescent,
Edinburgh,
Midlothian, EH4 1NR



Approx. Gross Internal Area
529 Sq Ft - 49.14 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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0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk