



39K St. Bernards Crescent,  
Stockbridge, EH4 1NR

**Deans**   
Solicitors & Estate Agents LLP



## THIRD FLOOR FLAT

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





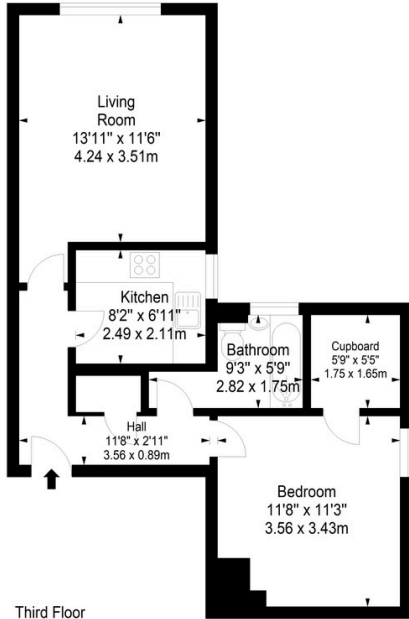
This light and airy third floor flat is situated within the highly sought after location of Stockbridge. The property is close to a wide range of local amenities including independent shops and boutiques, restaurants and bars with the City Centre approx. 15 minutes walk away. There is an excellent public transport service located close by travelling to many parts of the City. The accommodation which requires some upgrading would make an ideal purchase for the young professionals and comprises; secure entry phone system, welcoming hallway, bright and spacious living/dining room with large picture window, separate kitchen, good sized double bedroom with large walk-in storage cupboard and bathroom with shower over bath. There is on-street permit parking with potential access to St Bernard's Crescent gardens. Further benefits include gas central heating. All fitted floor coverings and curtains will be included in the sale carpets together with the gas hob/electric oven, fridge-freezer and washing machine. The appliances included are sold as seen with no warranty provided. There is a factoring fee payable to C-urb factoring, approx £100 per quarter.



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



Approx. Gross Internal Area  
529 Sq Ft - 49.14 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



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.

**Deans**   
Solicitors & Estate Agents LLP

Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)