



73/8 Logie Green Road
Edinburgh, EH7 4HF

Deans 
Solicitors & Estate Agents LLP



MAIN DOOR FLAT

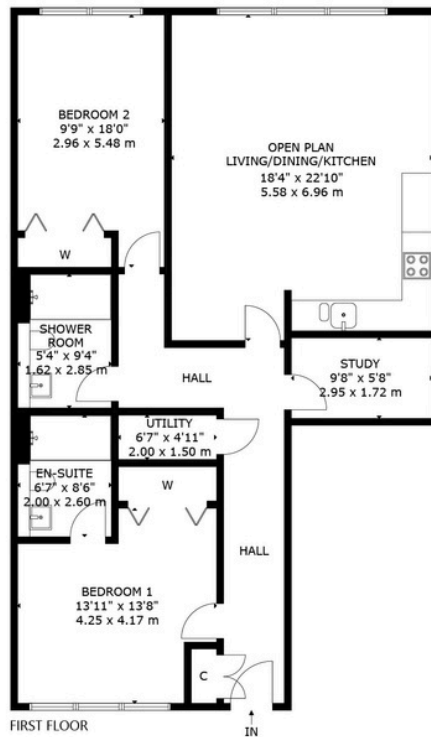
- Living Room/Dining Room/Kitchen
- Two Double Bedrooms (One En-Suite)
- Study
- Shower Room
- Private Terrace
- Shared Garden
- Lift
- Allocated Parking Space in Secure Carpark
- Double Glazing & GCH
- EPC Rating – B



This bright and well-proportioned first floor, main door flat forms part of a modern development in Canonmills in the heart of Edinburgh, close to a variety of convenient amenities and within walking distance of Stockbridge and the city centre. The accommodation comprises; generous, south-facing living room/dining room lying open plan to modern kitchen, two spacious double bedrooms with built-in wardrobes, one with stylish en-suite shower room, study, utility cupboard and shower room. There is a private terrace to the front and shared garden area with fitted seating. There is an allocated parking space in a secure carpark. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, Quooker tap, fridge-freezer, washing machine, tumble dryer and dishwasher. The appliances included are sold as seen with no warranty provided. There is a factoring fee payable to Simply Factors of approx. £250 deposit and £160 per month.







73/8 LOGIE GREEN ROAD, EDINBURGH, EH7 4HF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,196 SQ FT / 111 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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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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