



**3F2, 1 Largo Place
Bonnington, EH6 4AG**

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room/Dining Room/Kitchen
- Two Double Bedrooms
- Shower Room
- Separate W.C.
- Shared Rear Garden
- Double Glazing & GCH
- EPC Rating –D



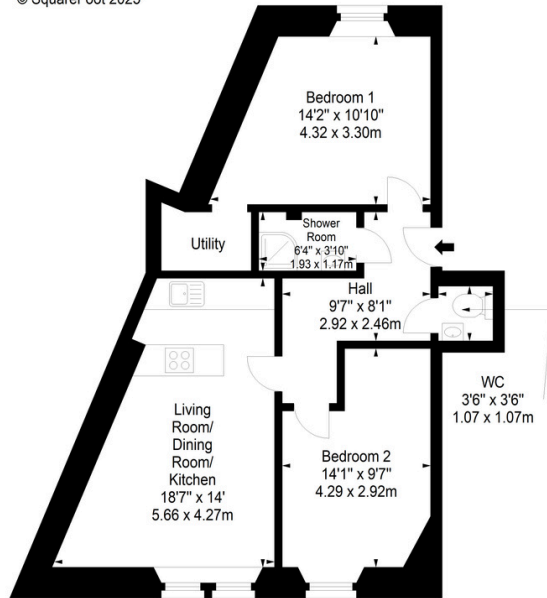
Forming part of a traditional tenement, this bright top (third) floor flat with open views towards Edinburgh Castle is situated within the sought after high amenity area of Leith. There is an abundance of amenities within the vicinity with the fashionable Shore area with it's many bars and restaurants within walking distance. The City Centre is within easy reach by an excellent public transport system along with Edinburgh Airport via the tramline. The accommodation would make an ideal purchase for the young professionals and comprises; secure entry phone system, hallway, twin windowed lounge open plan to the fitted kitchen, two good sized double bedrooms, shower room and separate WC apartment. There is a communal garden to rear with the Water of Leith walkway on the doorstep. Benefits include gas central heating and double glazing. All fitted floor coverings are included in the sale together with the electric hob/oven. All included appliances are sold as seen with no warranty provided.



Largo Place,
Edinburgh, EH6 4AG



Approx. Gross Internal Area
609 Sq Ft - 56.58 Sq M
For identification only. Not to scale.
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Third 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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