



**Flat 3, 5 Bailie Place
Edinburgh, EH15 3BR**

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Private Enclosed Garden Section
- On-Street Parking
- Private Storage Cupboard
- Gas Central Heating & Double Glazing
- EPC Rating - C



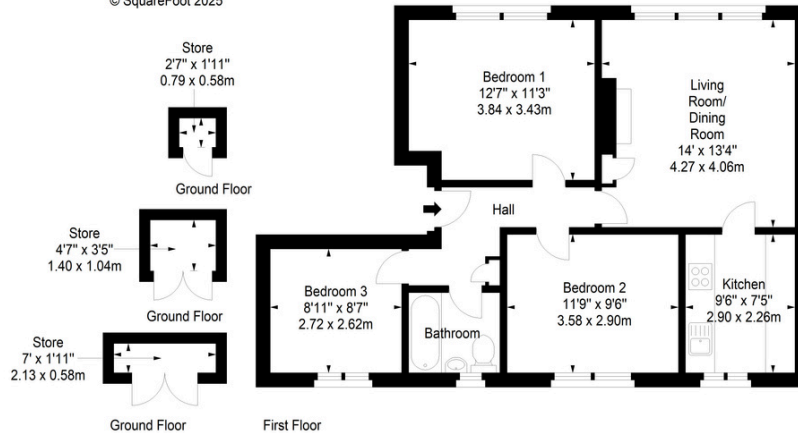
Forming part of a residential estate, this well presented first floor flat is situated within the popular area of Magdalene to the east of the City. The property is close to a variety of amenities including an Asda superstore, The Range and Fort Kinnaird with many High Street stores. The A1 motorway networks is nearby and provides access to the South along with the City Bypass. A good public transport service passes close by and the property is within easy reach of Portobello beach. An ideal purchase for the first time buyers/young family the accommodation comprises; secure entry phone system, lovely living room with feature wall mounted electric fire, well laid out fitted kitchen, three good sized double bedrooms and bathroom with white suite and shower over. There is a well maintained and enclosed private section of garden ground to the rear with ample on-street parking available. Further benefits include gas central heating, double glazing and private storage cupboard located on the ground floor. Included in the sale are, fitted carpets and floor coverings, hob, hood and washing machine. All appliances are to be sold as seen with no warranty provided.



**Bailie Place,
Edinburgh,
Midlothian, EH15 3BR**



Approx. Gross Internal Area
708 Sq Ft - 65.77 Sq M
Stores
Approx. Gross Internal Area
35 Sq Ft - 3.25 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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

deansproperties.co.uk