



**34/4 Ivanhoe Crescent
Edinburgh, EH16 6AT**

deans 
Solicitors & Estate Agents LLP

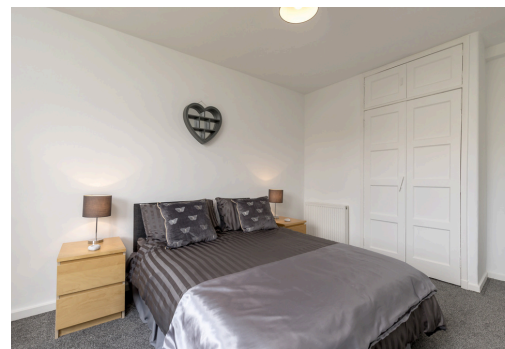
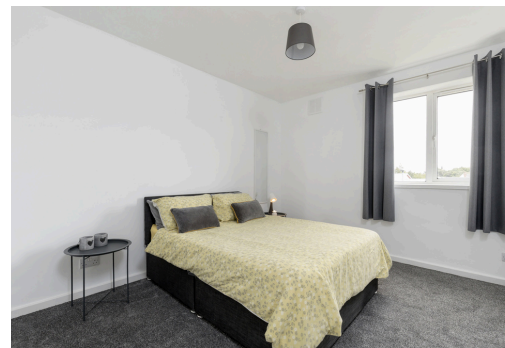


FIRST FLOOR FLAT

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Balcony
- Private Section of Garden/Communal Drying Area
- On-Street Parking
- EPC – C



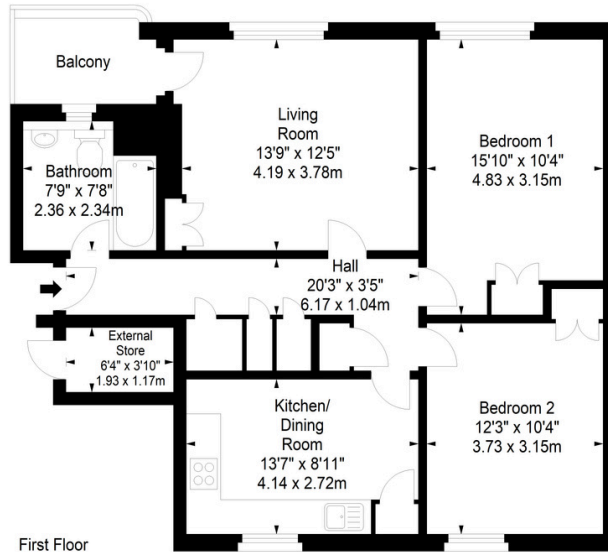
Forming part of a residential estate, this lovely well presented first floor flat is situated within the popular location of The Inch to the south of the City Centre. The property is close to a variety of amenities with Cameron Toll Shopping Centre and the Royal Infirmary a short drive from the property. An excellent public transport services passes close by travelling to many parts of the City with the City Bypass being easily accessible providing quick and easy access to the North and South. In move-in condition, the accommodation would make an ideal first purchase and comprises; welcoming entrance hallway with good storage, lovely living room with private balcony, well laid out breakfast kitchen, two delightful double bedrooms and modern bathroom with shower. There is a private section of garden ground to the rear with communal drying area and free on-street parking available to the front. Further benefits include gas central heating and double glazing. Included in the sale are all floor coverings, curtains, cooker, fridge-freezer, washing machine and light shades. All included appliances are sold as seen with no warranty provided.



**Ivanhoe Crescent,
Edinburgh,
Midlothian, EH16 6AT**



Approx. Gross Internal Area
798 Sq Ft - 74.13 Sq M
External Store
Approx. Gross Internal Area
23 Sq Ft - 2.14 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.

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