



7/3 Buchanan Street
Leith, EH6 8SJ

Deans 
Solicitors & Estate Agents LLP



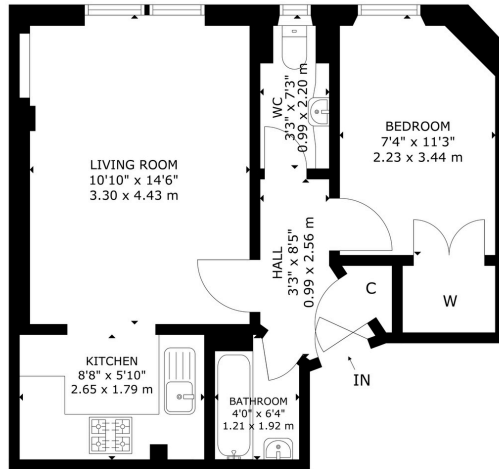
GROUND FLOOR FLAT

- Living Room
- Kitchen
- One Double Bedroom
- W.C.
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – C



Forming part of a traditional tenement, this ground floor flat is ideally situated in the highly desirable Leith area, just east of Edinburgh city centre. The property enjoys excellent access to a wide range of local amenities, superb public transport links via bus and tram, and is within walking distance of the city centre. The accommodation comprises a welcoming hallway, a bright and spacious living room, a separate fitted kitchen, one generous double bedroom, a W.C., and a separate bathroom. The property further benefits from gas central heating and double glazing throughout. Externally, there is a well-maintained communal rear garden, and on-street permit parking is available in the surrounding area. Included in the sale are fitted carpets and floor coverings, curtains, cooker, washing machine, and fridge-freezer. All appliances are sold as seen with no warranty provided. This property presents an excellent opportunity for first-time buyers, professionals, or investors alike.





GROUND FLOOR



7/3 BUCHANAN STREET EH6 8SJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 414 SQ FT / 38 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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