



**8/7 Hermitage Park
Leith, EH6 8HB**

Deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living/ Dining Room
- Kitchen
- Two Double Bedrooms
- Study/ Nursery
- Shower Room
- En-Suite Shower Room
- Communal Rear Garden
- Double Glazing & GCH
- EPC Rating – D



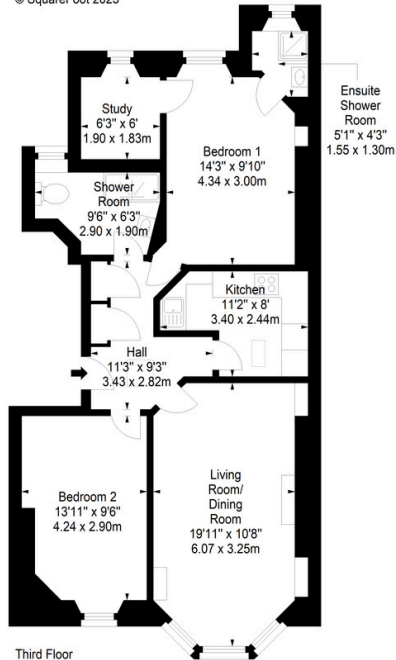
Forming part of a traditional tenement this bright third floor flat with a secure entry system is situated in the desirable area of Leith. The property is close to a wide range of local amenities and has excellent public transport links to the City Centre and surrounding areas. There is outdoor space available at nearby Leith Links. The accommodation comprises; a welcoming hallway, south facing bay windowed living room, stylish kitchen with openable skylight offering natural light, study/ nursery, two good-sized double bedrooms (one en-suite) and shower room. Externally there is a well-maintained communal garden to the rear and there is free on-street parking available in the area. The property features double glazing and gas central heating. Included in the sale are the: fitted floor coverings, oven, hob, hood, fridge freezer and washing machine. Other items may be available by separate negotiation. All appliances are sold as seen with no warranty provided.



Hermitage Park,
Edinburgh,
Midlothian, EH6 8HB



Approx. Gross Internal Area
770 Sq Ft - 71.53 Sq M
For identification only. Not to scale.
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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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