1/1 West Norton Place
Abbeyhill, EH7 5AW

Deans
Solicitors & Estate Agents LLP

GROUND FLOOR FLAT

- Sitting Room/ Dining Room
- Kitchen
- Three Double Bedroom
- Shower Room
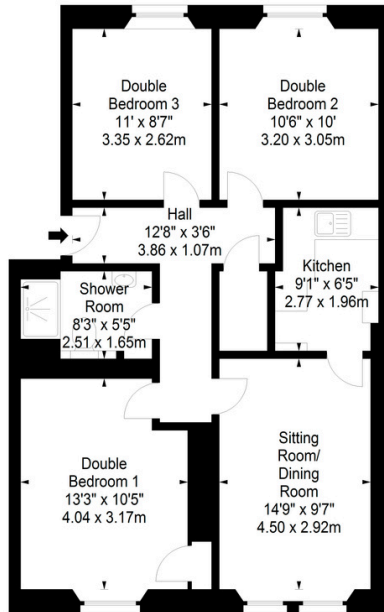- Gas Central Heating
- EPC Rating - C

Forming part of a traditional tenement building, this well-proportioned ground floor flat is situated in the popular Abbeyhill area, close to many local amenities including Meadowbank Retail Park and Leith. There are also frequent bus services running to and from both the city centre and surrounding areas. The accommodation comprises: a welcoming hallway, spacious, sitting room/ dining room, separate kitchen, three generously proportioned double bedrooms and a shower room. The property has sash windows and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker and washing machine. All appliances are sold as seen with no warranty provided.

West Norton Place,
Edinburgh, EH7 5AW

SquareFoot

Approx. Gross Internal Area
747 Sq Ft - 69.40 Sq M
For identification only. Not to scale.
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Double Bedroom 3
11' x 8'7"
3.35 x 2.62m

Double Bedroom 2
10'6" x 10'
3.20 x 3.05m

Hall
12'8" x 3'6"
3.86 x 1.07m

Kitchen
9'1" x 6'5"
2.77 x 1.96m

Shower Room
8'3" x 5'5"
2.51 x 1.65m

Double Bedroom 1
13'3" x 10'5"
4.04 x 3.17m

Sitting Room/ Dining Room
14'9" x 9'7"
4.50 x 2.92m

Ground Floor

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