



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



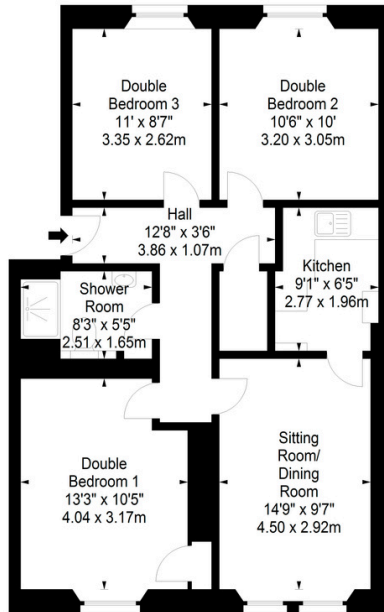
Forming part of a traditional tenement building, this well-proportioned ground floor flat is situated in the popular Abbeyhill area, close to many local amenities including Meadowbank Retail Park and Leith. There are also frequent bus services running to and from both the city centre and surrounding 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



Approx. Gross Internal Area
747 Sq Ft - 69.40 Sq M
For identification only. Not to scale.
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Ground Floor



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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