



21/3 Oxford Street
Edinburgh, EH8 9PQ

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room
- Dining Kitchen
- Double Bedroom
- Box Room
- Shower Room
- Gas Central Heating & Sash & Case Windows
- Communal Rear Garden
- Permit & Pay Meter Parking
- EPC Rating -C



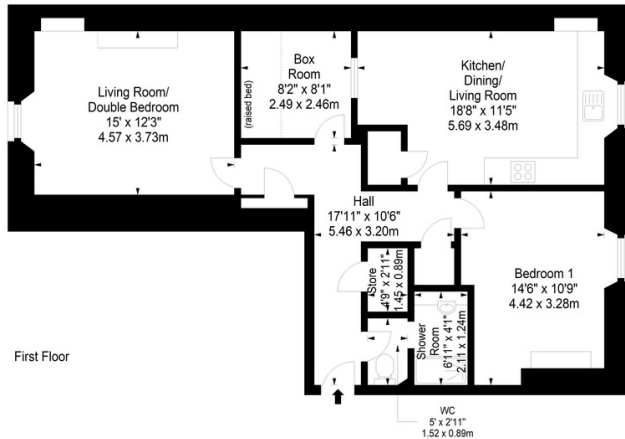
Forming part of a traditional tenement, this lovely, generously proportioned first floor flat is located within the highly desirable location of Newington. The property is within walking distance of many excellent amenities, The Meadows, Arthur Seat and within easy reach of the City Centre. Edinburgh University is also close by. In move-in condition, the flexible and spacious accommodation would make an excellent purchase for the young professionals and comprises; secure entry phone system, welcoming hallway, attractive living room with ornate cornice work (currently being used as a double bedroom), modern well laid out dining kitchen, good sized double bedroom, box room and shower room. There is a communal rear garden with on-street permit and pay meter parking. Further benefits include practical laminate flooring to most rooms and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood and fridge-freezer. All appliances included in the sale are sold as seen with no warranty provided.



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Approx. Gross Internal Area
858 Sq Ft - 79.71 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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