



1/6 Leven Terrace  
Lauriston, EH3 9LT

**Deans**   
Solicitors & Estate Agents LLP



## THIRD FLOOR APARTMENT

- Sitting Room
- Dining Kitchen
- Two Bedrooms
- Box Room
- En-Suite Shower Room
- Shower Room
- Gas Central Heating, Double Glazing & Under Floor Heating
- Communal Garden Grounds
- Permit & Pay Meter Parking
- EPC Rating- E





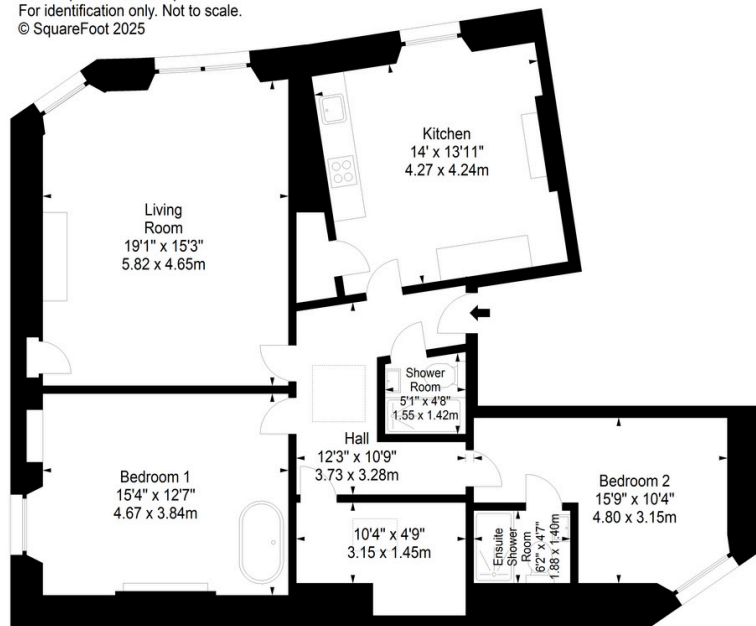
On the doorstep of the Meadows and forming part of a traditional Victorian tenement, this attractive third floor apartment is located within the highly sought after conservation area of Bruntsfield. There are a variety of excellent amenities within the vicinity with the City Centre easily accessible. The property boasts many fine period features including ornate cornicing, fireplaces and parquet flooring. In move-in condition the stylish accommodation comprises; secure entry phone system, welcoming entrance hallway with good storage, generously proportioned sitting room with views over the Meadows, modern dining kitchen, a good-sized box room, master bedroom with feature free-standing roll top bath, further double bedroom with en-suite shower room and further shower room. There is a shared rear garden with on-street permit and pay meter parking. Further benefits include gas central heating, double glazing and under floor heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, washing machine, fridge-freezer, dishwasher, tumble dryer and light shades. All appliances are to be sold as seen with no warranty provided.



Leven Terrace,  
Edinburgh,  
Midlothian, EH3 9LT



Approx. Gross Internal Area  
1102 Sq Ft - 102.38 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Third 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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