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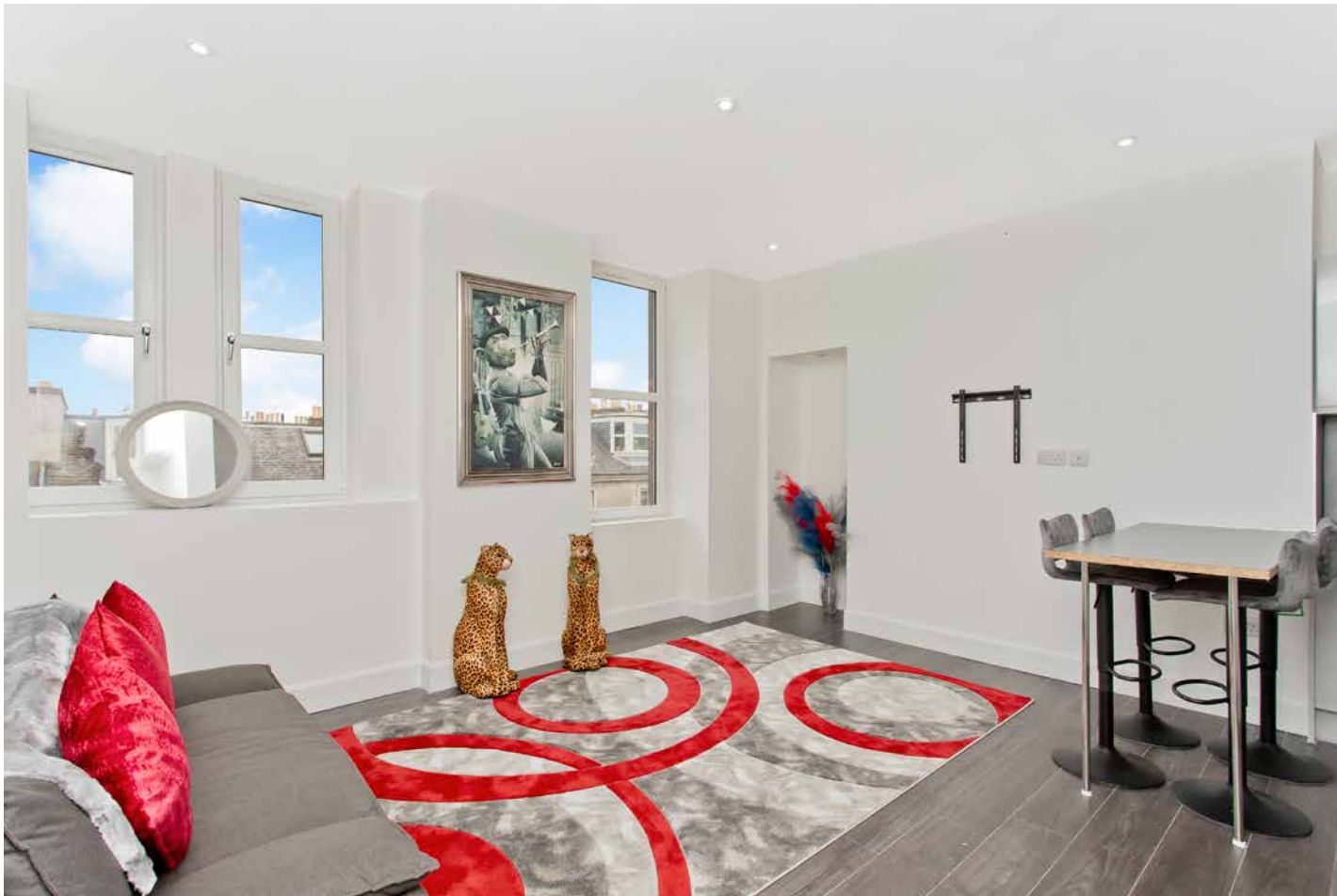
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53/8 Ratcliffe Terrace

Newington, Edinburgh, EH9 1SU



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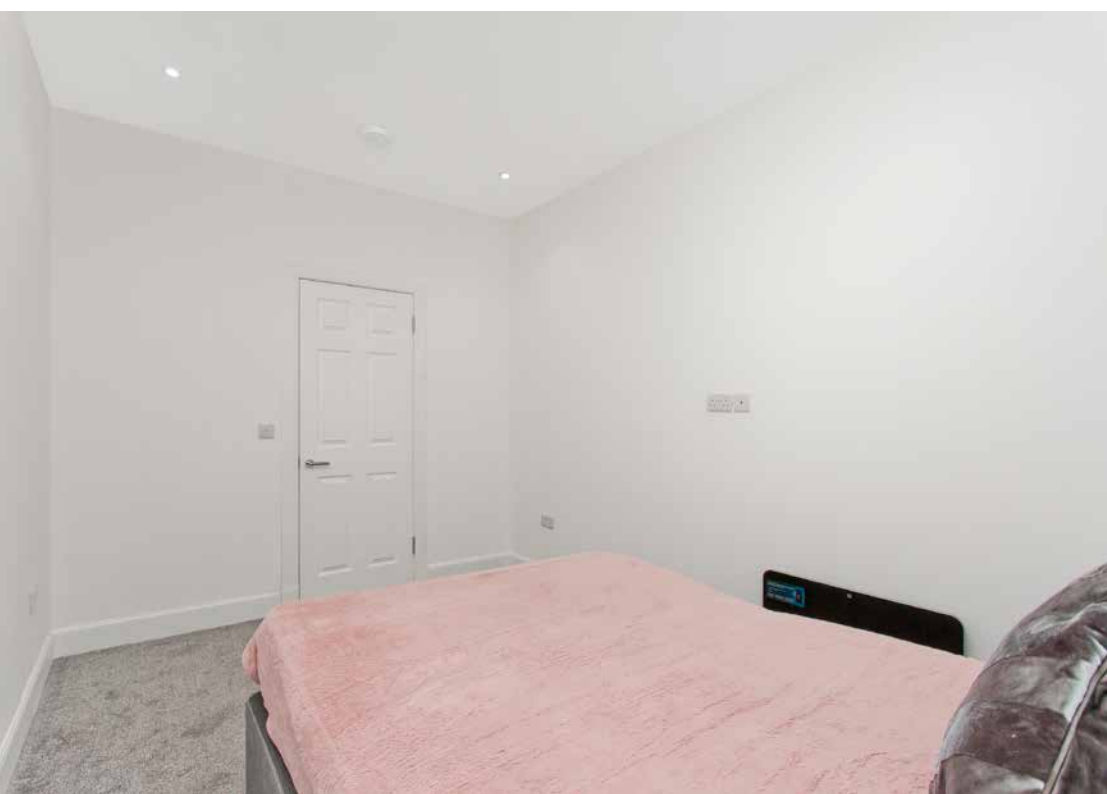
Property Summary

Presented with crisp minimalist interiors that create a blank canvas of décor, this top/third-floor tenement flat boasts a bright open-plan living/dining room and sleek integrated kitchen, a modern shower room, and two comfortably carpeted double bedrooms. The home benefits from access to a sunny communal garden, controlled on-street parking, and a vibrant central location, a short stroll from the Meadows and the University of Edinburgh's main campus, that will appeal to professionals and investors.

Extras: All fitted floor coverings and light fittings will be included in the sale.

Features

- Excellent local amenities and transport links
- Easily adaptable neutral interiors
- Top/third-floor tenement flat
- Secure entry and internal hall
- Bright open-plan reception room and kitchen
- Two double bedrooms
- Modern shower room
- South-facing shared rear garden
- Controlled on-street parking (Zone 7)
- Electric heating and double-glazing
- EPC - D

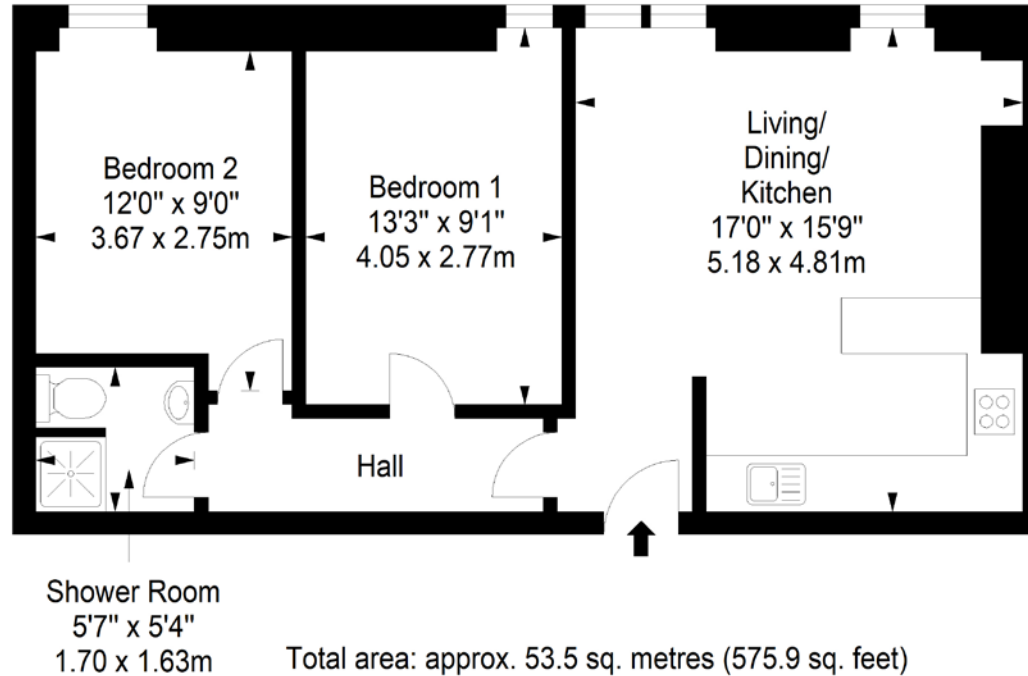


Floorplan



Third Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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