



Flat 8, 26 West Crosscauseway

Edinburgh

EH8 9JP



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Tucked away within a distinctive period building in Edinburgh's sought-after Southside, this charming second-floor flat offers a rare opportunity to own a well presented, compact city home just moments from the University of Edinburgh. Thoughtfully laid out, the property is ideal for first-time buyers, students, or those seeking a stylish pied-à-terre.

The accommodation comprises: welcoming hallway, bright living/dining room, well-appointed kitchen with a range of base and wall mounted units and appliances, double bedroom quietly located to the rear and the shower room completes the accommodation. Outside there is access to leafy, well-maintained communal grounds.

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Property Features

41 M2

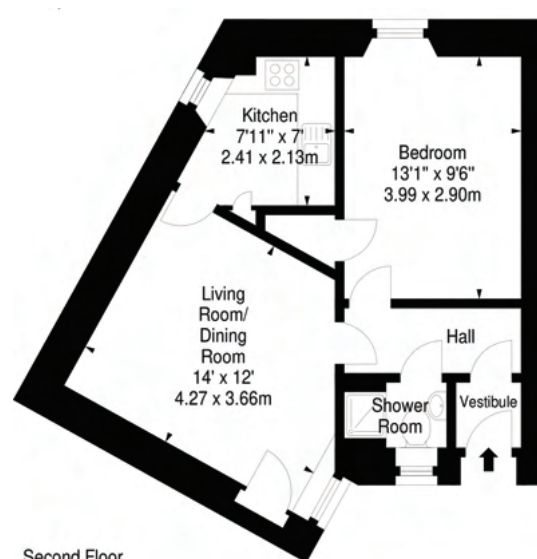
Rare Opportunity

Charming Property

Recently Redecorated

1 Bedroom

Attractive Grounds



Second Floor

Extras

Extras – The property is being sold as seen, all fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).

IERO
SALES & LETTINGS

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Notes

Notes 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 receipt of offers. Offers should be emailed –sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.