



2F1, 21 Perth Street
New Town, EH3 5DW

deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room/Dining Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom
- Shared Rear Garden
- Secure Entry-phone System
- On-Street Permit & Metered Parking
- Gas Central Heating
- EPC Rating – D



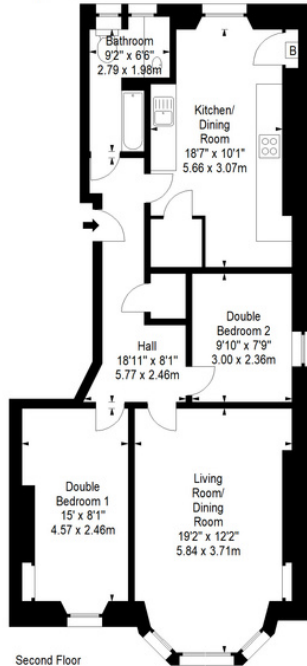
Quietly positioned off Henderson Row and forming part of a traditional stone-built tenement, this lovely light and airy second-floor flat is located on the edge of Edinburgh's historic New Town and Stockbridge. The property is close to an abundance of excellent amenities, including cafés, bars, restaurants, and the Botanic Gardens, with the City Centre easily accessible on foot. The property retains many fine period features, with sanded floors in most rooms. The accommodation comprises: secure entry phone system; welcoming entrance hallway; attractive bay-windowed sitting room with feature fireplace; bright, well-laid-out dining kitchen; two delightful double bedrooms; and a bathroom with shower over. There is a well-maintained shared rear garden, and on-street permit and pay-and-display parking is available. The property benefits from gas central heating. Included in the sale are the fitted floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher, and pulley. The appliances are sold as seen, with no warranty provided.



Perth Street,
Edinburgh,
Midlothian, EH3 5DW



Approx. Gross Internal Area
810 Sq Ft. - 75.25 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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