



3/1 Monmouth Terrace
Goldenacre, EH3 5QT

deans 
Solicitors & Estate Agents LLP

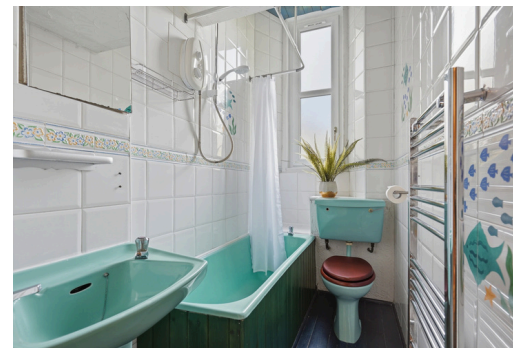


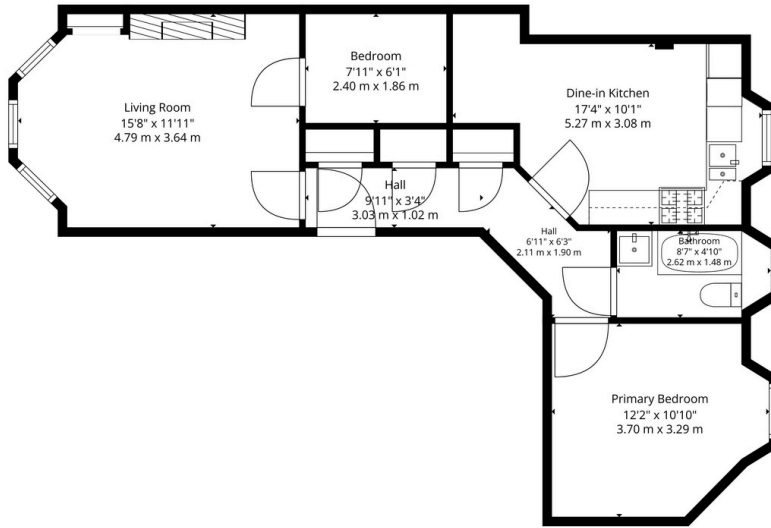
FIRST FLOOR FLAT

- Living Room
- Kitchen
- Box Room
- One Double Bedroom
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – C



Forming part of a traditional tenement building, this well-presented first floor flat is situated in the highly desirable location of Goldenacre. The property is within walking distance to local bars, restaurants and shops. Nearby is the lovely Royal Botanic Gardens and Inverleith Park, which provide beautiful green spaces for walking, relaxing, and outdoor recreation. The property has excellent public transport links to the city centre and surrounding areas. Boasting a wealth of charming period features and attractive original corning throughout, the accommodation comprises a welcoming entrance hallway with three large cupboards, bright living room with bay windows overlooking the Goldenacre playing fields, box room with custom made platform bed, kitchen/dining room, a generously proportioned double bedroom, and a bathroom fitted with a shower over the bath. Externally, the property benefits from a well-maintained communal rear garden, while permit parking is available within the surrounding area. The property features double glazing and gas central heating. Included in the sale is the oven, hob, hood, washing machine, fridge, dishwasher and light shades.





Total: 642 sq. Ft, 60 m²
 1st Floor: 642 sq. Ft, 60 m²
 Excluded Areas: Walls: 66 sq. Ft, 6 m²

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



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.

Deans 
 Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk