



31/2 Parkside Terrace
St Leonards, EH16 5XP

deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- On-Street Permit Parking
- Double Glazing
- Electric Heating
- EPC Rating – E



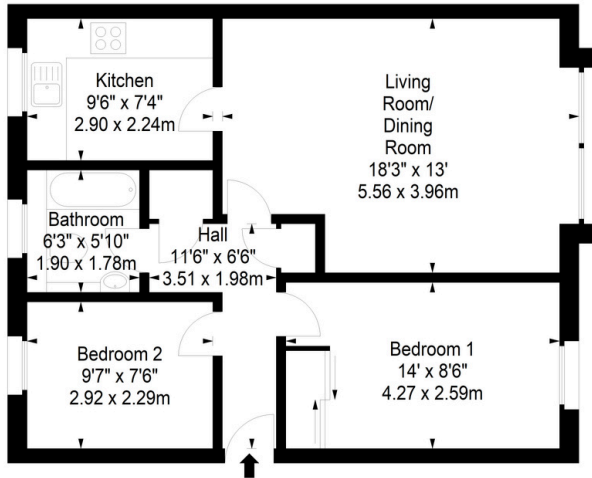
This spacious ground-floor flat is located in the sought-after area of St Leonards, just south of Edinburgh city centre. The property is conveniently close to a wide range of local amenities and within easy reach of the city centre, offering an excellent selection of shops, bars, and restaurants. The accommodation would benefit from upgrading and modernisation comprises; an entrance hallway, spacious living room/ dining room, separate kitchen, two bedrooms and a bathroom with shower over bath. Externally, there is on-street permit parking available in the area. The property features double glazing and electric heating. Included in the sale are the curtains, cooker, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided



**Parkside Terrace,
Edinburgh,
Midlothian, EH16 5XP**



Approx. Gross Internal Area
607 Sq Ft - 56.39 Sq M
For identification only. Not to scale.
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Ground 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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