



2F1, 32 Elm Row  
Leith Walk, EH7 4AH

**deans**   
Solicitors & Estate Agents LLP



## SECOND FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms (One En-Suite)
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- GCH
- EPC Rating – C



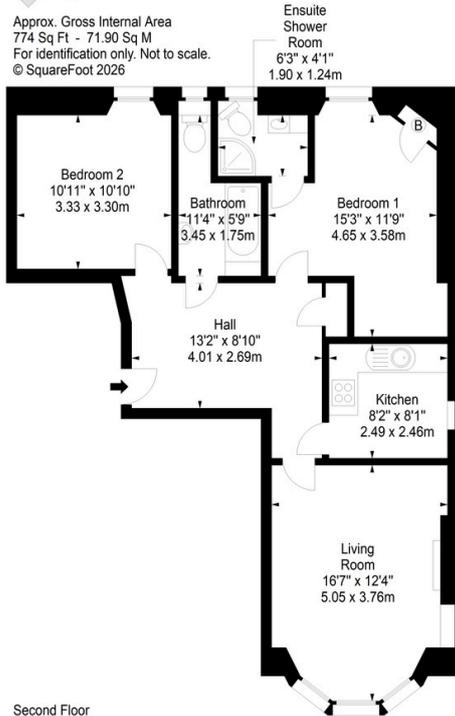
Part of a traditional tenement building, this well-presented second-floor flat enjoys a prime location just a short walk from Edinburgh's lively city centre. Excellent transport links are right on your doorstep, with a tram stop nearby providing convenient access to both the north and south of the city. The spacious accommodation comprises; a welcoming entrance hallway, bright living room with featured fireplace and superb views across the Firth of Forth, separate fitted kitchen, two good sized double bedrooms (one en-suite) and a bathroom with shower over bath. Externally, there is a communal garden to the rear and on-street permit parking is available in the area. The property features oak flooring throughout and gas central heating. Included in the sale are the; curtains, oven, hob, hood and washing machine. Other items may be available by separate negotiation. All appliances are sold as seen with no warranty provided.



Elm Row,  
Edinburgh,  
Midlothian, EH7 4AH



Approx. Gross Internal Area  
774 Sq Ft - 71.90 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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Your Property People.

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