



41, 3F2 Clerk Street  
Newington, EH8 9JQ

**deans**   
Solicitors & Estate Agents LLP



## THIRD FLOOR FLAT

- Kitchen/Living/Dining Room
- Five Bedrooms
- Two Shower Rooms
- Communal Rear Garden
- On Street Permit Parking
- Secure Entry Phone System
- Gas Central Heating
- EPC Rating - C



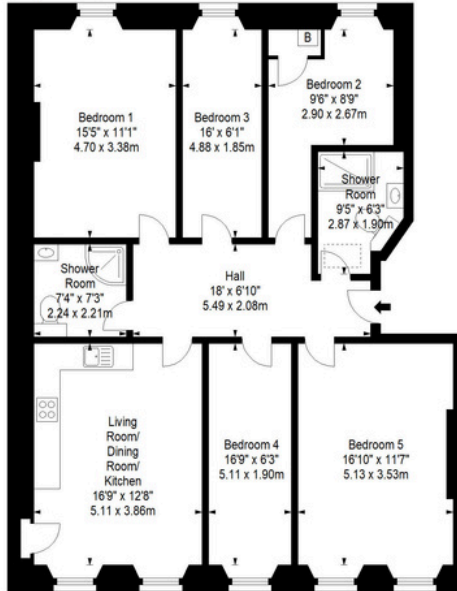
Enjoying a central location within a traditional tenement building, this spacious third-floor flat is situated in the popular Newington district, to the south of Edinburgh city centre. The area offers an excellent range of local shops, cafés, and amenities, and is within easy reach of the city centre. The property is ideally positioned for access to various University of Edinburgh buildings, including those at George Square. A number of well-regarded green spaces are nearby, including The Meadows, Holyrood Park, and Arthur's Seat, all within comfortable walking distance. The area is well served by public transport, with convenient road links to the City Bypass and wider motorway network. The accommodation comprises: entrance hallway; a modern open-plan kitchen, living, and dining room featuring ornate cornicing and a ceiling rose; five well-proportioned bedrooms; and two contemporary shower rooms, each fitted with a three-piece white suite and vanity storage. Further benefits include a communal rear garden, secure entry phone system, and gas central heating. On-street permit parking is available. An additional benefit is the recently upgraded sash and case windows. All fitted laminate flooring, curtains, oven, hob, hood, fridge freezer, washing machine, light fittings, and all furniture are included in the sale. All appliances are to be sold as seen with no warranty provided.



Clerk Street,  
Edinburgh, EH8 9JQ



Approx. Gross Internal Area  
1202 Sq Ft - 111.67 Sq M  
For identification only. Not to scale.  
© SquareFoot 2022



Third 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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