



3A/2 Leslie Place  
Stockbridge, EH4 1NG

**Deans**   
Solicitors & Estate Agents LLP

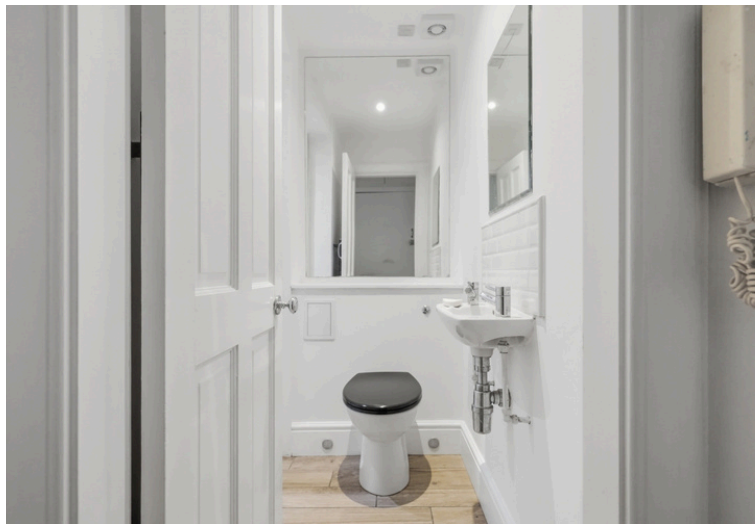


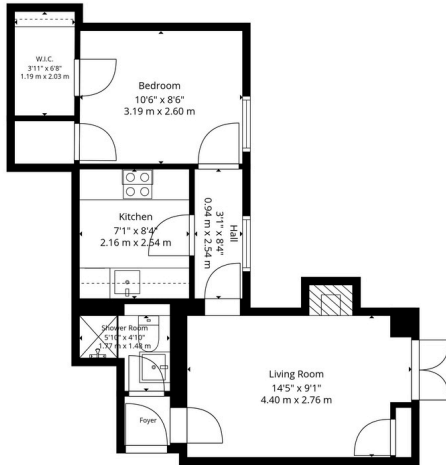
## GARDEN FLAT

- Living Room
- Kitchen
- One Double Bedroom
- Shower Room
- Communal Rear Garden
- On Street Permit Parking
- Private Storage Cupboard
- Double Glazing & GCH
- EPC Rating –C



Situated in the heart of the desirable Stockbridge district, this spacious garden flat forms part of Edinburgh's prestigious New Town. The property is ideally located close to a wide range of local amenities and is within easy walking distance of Edinburgh city centre. Nearby, lovely green spaces can be found at Inverleith Park and the Royal Botanic Garden Edinburgh, offering peaceful walks and recreational opportunities. Accessed via a secure buzzer entry system, the accommodation comprises a spacious living room with direct access to the communal rear garden, a separate kitchen with space for a dishwasher, one double bedroom with a walk-in cupboard, and a shower room. A particular feature of the property is the private storage cupboard located within the communal hallway. This is a valuable addition, as not all garden flats benefit from such storage, and it provides secure space for bicycles and other belongings. Externally, there is a well-maintained communal garden to the rear of the property, with on-street permit parking available in the area. The property further benefits from double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, light fittings, mounted mirrors, oven, hob, extractor hood, fridge-freezer, and washing machine. All appliances included in the sale are sold as seen, with no warranty provided.





Total: 408 sq. Ft, 38 m<sup>2</sup>

1st Floor: 408 sq. Ft, 38 m<sup>2</sup>

Excluded Areas: Fireplace: 8 sq. Ft, 1 M<sup>2</sup>, Walls: 53 sq. Ft, 5 m<sup>2</sup>

Illustration 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.

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