



33/6 Buccleuch Street
Newington, EH8 9LT

Deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Shower Room
- Communal Rear Garden
- On-Street Permit Parking
- GCH
- EPC Rating – C



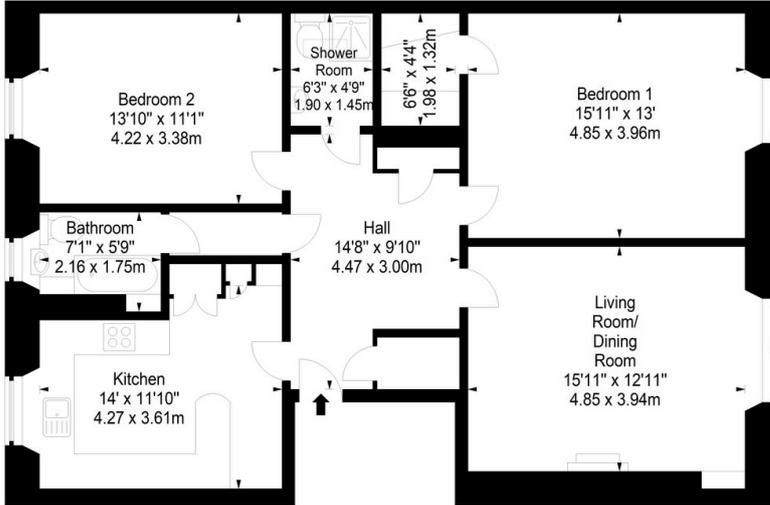
This well-presented third floor flat is situated in the sought-after Newington area, the property is surrounded by an excellent selection of local shops, bars and restaurants, with The Meadows only moments away. Well-served by public transport, the area offers convenient connections to the City Centre and across the city. The accommodation comprises; a large welcoming entrance hallway, bright and spacious sitting room/ dining room, modern fitted kitchen with breakfast bar, two generously sized double bedrooms, bathroom and shower room. 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 features gas central heating. Included in the sale are the; fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided



Buccleuch Street,
Edinburgh,
Midlothian, EH8 9LT



Approx. Gross Internal Area
1068 Sq Ft - 99.22 Sq M
For identification only. Not to scale.
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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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