



Flat 11, 2 Pringle Street
Greendykes, EH16 4LJ

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Lounge
- Open Plan Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Grounds
- Off-Street Parking
- EPC Rating - B



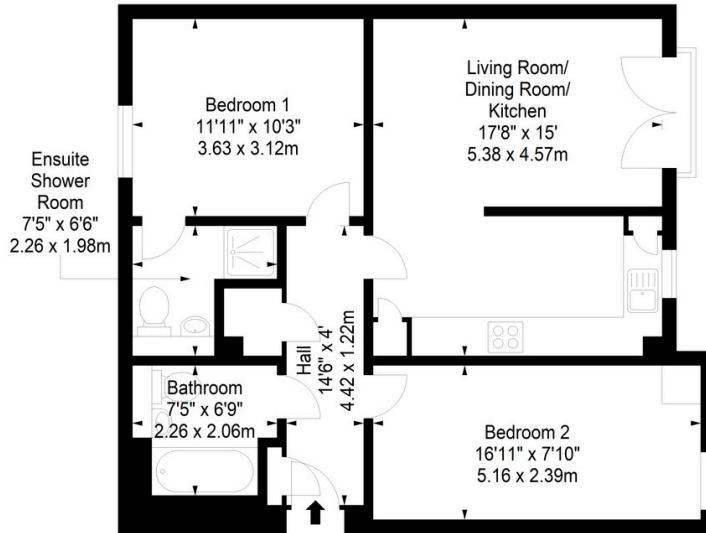
Boasting views towards the Pentland Hills, this lovely, light and airy third floor flat forms part of a modern development within the Greendykes area of Edinburgh to the east of the City. A variety of amenities can be found within the area including Fort Kinnaird Retail Park with many High Street stores, restaurants and cinema. Edinburgh Royal Infirmary is also a short drive from the property. A good public transport services passes close by and travels to the City Centre. The accommodation would make an ideal purchase for the young professionals and comprises; secure entry phone into well maintained communal entrance, welcoming hallway with storage, charming lounge with French doors to Juliette balcony, partially open plan modern breakfast kitchen, master bedroom with en-suite shower room, further double bedroom and bathroom with white suite. There are well maintained communal garden grounds to the rear with ample off-street parking. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, oven, hob, extractor hood, fridge-freezer, washing machine, tumble dryer and dishwasher. All items included in the sale are sold as seen, with no warranty provided.



Pringle Street,
Greendykes,
Midlothian, EH16 4LJ



Approx. Gross Internal Area
718 Sq Ft - 66.70 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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