



23 East Claremont Street
Canonmills, EH7 4HT

Deans 
Solicitors & Estate Agents LLP



BASEMENT FLAT

- Sitting Room
- Kitchen
- Double Bedroom
- Shower Room
- Gas Central Heating
- Cellar
- Private Courtyard Garden
- On-Street Permit & Pay Meter Parking
- EPC Rating - C



Forming part of an attractive 'A' Listed Georgian building, this charming and well-presented main door basement flat is situated within the highly desirable location of Bellevue. There are a variety of day to day requirements available close by with the City Centre a short walk from the property. The accommodation would make an ideal purchase for the professional person and comprises; welcoming entrance hall, well-presented and spacious sitting room with twin recessed windows, internal modern fitted kitchen, delightful double bedroom and shower room. There is a private courtyard style garden to the front of the property, cellar space and on-street permit and pay meter parking available. Further benefits include gas central heating. Included in the sale are the curtains, oven and fridge. All appliances included in the sale are sold as seen with no warranty provided. Other items may be available by separate negotiation.



East Claremont Street,
Edinburgh,
Midlothian, EH7 4HT

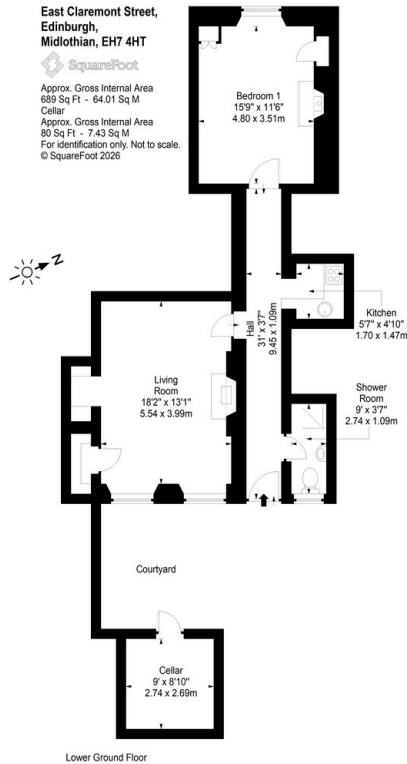


Approx. Gross Internal Area
689 Sq Ft - 64.01 Sq M

Cellar

Approx. Gross Internal Area
80 Sq Ft - 7.43 Sq M

For identification only. Not to scale.
© SquaireFoot 2026



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.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk