



2/11 West Norton Place
Abbeyhill, EH7 5AW

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room
- Kitchen
- One Double Bedroom
- Shower Room
- Communal Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – D



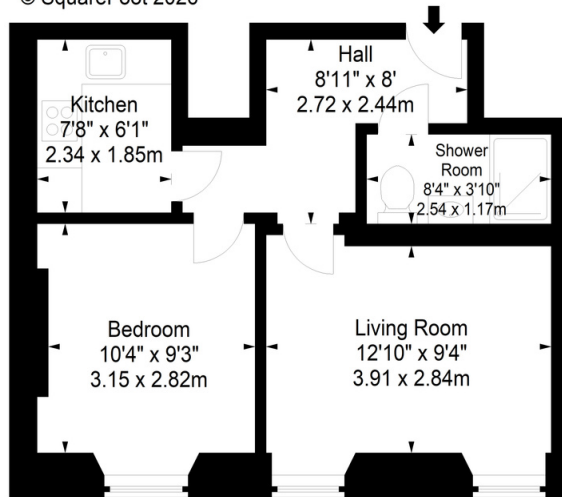
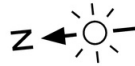
Situated on the third floor of a traditional tenement building, this generously proportioned flat enjoys a sought-after location in the vibrant Easter Road area, just east of Edinburgh City Centre. A wide range of local amenities are available right on the doorstep, while the St James Quarter is within easy walking distance. Excellent public transport links serve the area, with regular bus services passing directly outside the property and the nearby tram line on Leith Walk offering fast and convenient access to Edinburgh Airport and other parts of the city. The accommodation comprises; a welcoming entrance hallway, spacious living room, separate modern fitted kitchen, one good-sized double bedroom and shower room. Externally, there is a 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 floor coverings, curtains, oven, hob, fridge-freezer, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided.



**West Norton Place,
Edinburgh, EH7 5AW**



Approx. Gross Internal Area
401 Sq Ft - 37.25 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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