



26 North Fort Street
Leith, EH6 4HD

Deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

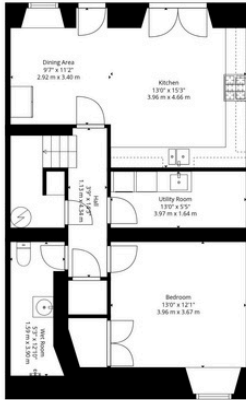
- Georgian Property with Rich History
- Six Double Bedrooms (One En-Suite)
- Living Room
- Family Room
- Kitchen/ Dining Area
- Utility Room
- Two Bathrooms & Wet Room
- Private Front & Rear Gardens
- Gas Central Heating
- EPC Rating - C



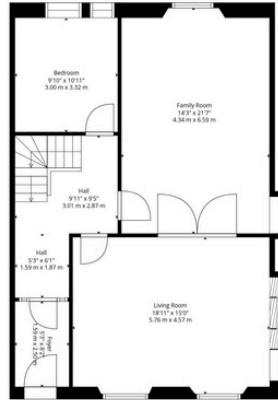
This impressive, Georgian mid-terraced house, tastefully couples modern decor with attractive period features, including ornate corning, ceiling rose, working shutters and original fireplaces to create a fantastic family home. The property is located in a sought-after area of Leith, to the east of Edinburgh, within easy reach of a wide range of local amenities, including the vibrant Shore, which offers a great selection of restaurants and bars, as well as Ocean Terminal, providing a variety of shops, leisure facilities, and dining options. There are also fantastic public transport links via tram and bus to the city centre and Edinburgh Airport. The accommodation is in move-in condition and lies over four floors comprising; welcoming entrance hallway, spacious living room opening to generous family room, stylish fitted kitchen/dining room with direct access to the rear garden, six well-proportioned double bedrooms, one en-suite shower room, two bathrooms, wet room and utility room. Externally, there are well-kept gardens to the front and rear of the property with on-street permit parking available. The property features partial double glazing, gas central heating and has good storage space. Included in the sale are the fitted carpets and floor coverings, cooker, hood and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.



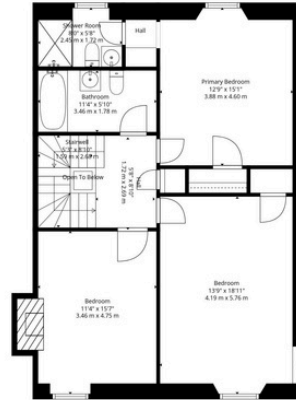




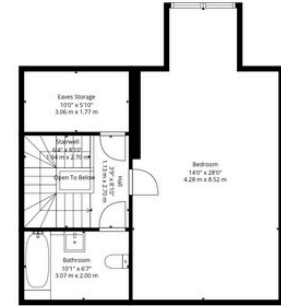
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total: 2970 sq. Ft, 276 m2

Lower Ground Floor: 788 sq. Ft, 73 M2, Ground Floor: 893 sq. Ft, 83 M2, First Floor : 831 sq. Ft, 77 M2, Second Floor: 458 sq. Ft, 43 m2

Excluded Areas: Stairwell: 102 sq. Ft, 9 M2, Fireplace: 11 sq. Ft, 1 M2, Eaves Storage: 61 sq. Ft, 6 M2,

Walls: 304 sq. Ft, 28 m2



Illustrative 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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