



1/13 West Norton Place
Abbeyhill, EH7 5AW

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Sitting Room
- Open Plan Kitchen/Dining Area
- Double Bedroom
- Bathroom
- Shared Rear Garden
- On-Street Permit & Pay Meter Parking
- EPC Rating - E



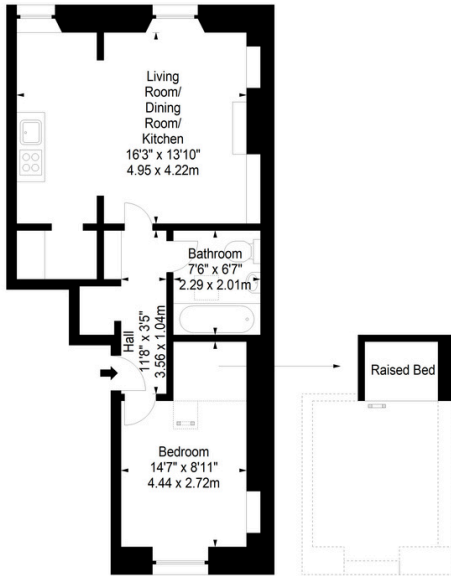
Forming part of a traditional tenement, this bright and airy third floor flat is situated within the popular Easter Road area to the east of the City Centre. There are an abundance of amenities on the doorstep with St James Quarter a short walk from the property. Excellent public transport services pass the front door and travel to many parts of the city, with the tram line close by on Leith Walk providing quick and easy access to Edinburgh Airport. The spacious accommodation would make an ideal first purchase and comprises; secure entry phone system, hallway, sitting room with twin recessed windows, ornate cornice and feature fireplace, open plan kitchen/dining area, double bedroom with built-in raised platform bed, and bathroom with shower. The property also benefits from partial double glazing. There is a shared rear garden and on-street permit and pay-and-display parking available within the area. 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.



West Norton Place,
Edinburgh,
Midlothian, EH7 5AW



Approx. Gross Internal Area
521 Sq Ft - 48.40 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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