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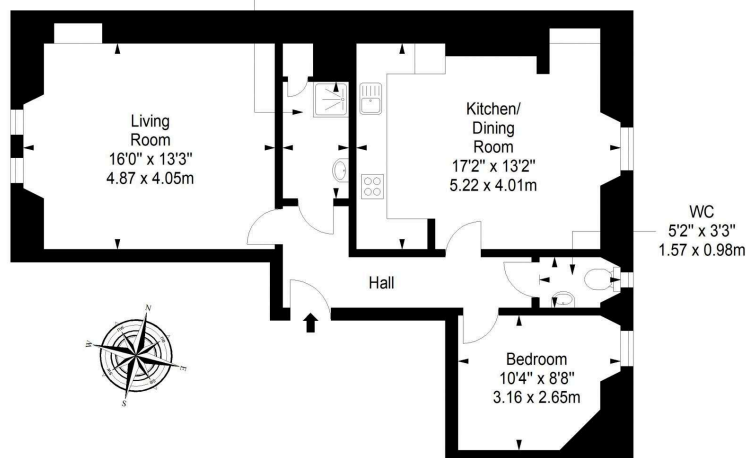
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

Third Floor
Approx. 66.1 sq. metres (711.5 sq. feet)

Shower Room
7'7" x 4'2"
2.30 x 1.27m



Total area: approx. 66.1 sq. metres (711.5 sq. feet)



Welcome

Welcome to a traditional one-bedroom third-floor city flat that has a prime location in sought-after Leith. Appealing to professionals, couples, and first-time buyers alike, the home is positioned close to excellent amenities, supermarkets, and a superb range of eateries, cafes, and bars (including the award-winning restaurants of The Shore). Bus and tram links are a stone's throw away as well, along with idyllic green spaces. The property itself offers bright and spacious rooms which are neutrally decorated throughout, allowing buyers to easily add their own stamp. It has a generous dining kitchen and a quality two-piece shower room and separate WC. It also has shared use of a well-kept garden and drying green. Set within easy reach of the city centre, this property will be in popular demand. Extras: all fitted floor and window coverings, light fittings, a gas cooker, a tall freezer, a fridge, and a washing machine

- Welcoming entrance hall
- Bright and airy living room
- Well-appointed dining kitchen
- One double bedroom
- Two-piece shower room with storage & separate two-piece WC
- Well-kept communal garden laid to lawn
- Controlled permit parking (Zone N8)
- Gas central heating and double glazing