



50/8 North Fort Street
Newhaven, EH6 4HW

Deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Communal Garden
- Residents Carpark
- EPC Rating – C



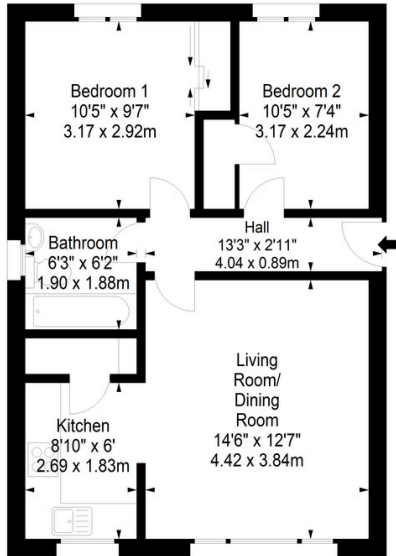
This well-proportioned third-floor flat is located in the desirable Leith area, close to a range of local amenities including bars, restaurants, and the Ocean Terminal shopping center, which offers high street retailers, a cinema, and a 24-hour gym. Nearby, you'll find the charming outdoor spaces of Victoria Park and Leith Links. There are convenient bus and tram routes providing easy access to the city center and surrounding areas. The accommodation includes a welcoming hallway, a spacious living room opening to the kitchen, two generously sized bedrooms (one with sliding mirrored wardrobes), and a bathroom with a shower over the bath. Externally, there is a shared area at the rear. The property features double glazing, gas central heating, and a residents' car park. Included in the sale are the: fitted carpets/floor coverings, curtains, cooker, oven, hob, washing machine, fridge/freezer, and light shades. All appliances are sold as seen with no warranty provided.



North Fort Street,
Edinburgh,
Midlothian, EH6 4HW



Approx. Gross Internal Area
561 Sq Ft - 52.12 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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