



22/1 Spey Terrace
Leith, EH7 4PL

deans 
Solicitors & Estate Agents LLP



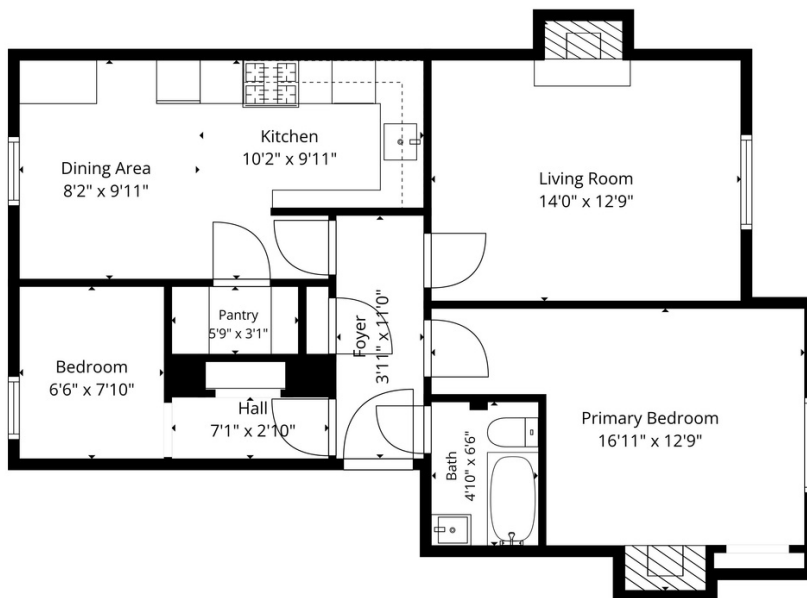
GROUND FLOOR FLAT

- Living Room
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Front Garden
- Communal Rear Garden
- Permit & Pay Meter Parking
- EPC Rating - C



Quietly positioned just off Leith Walk, this tastefully presented and spacious ground floor flat forms part of a traditional tenement within the highly sought after location of Leith. There are an abundance of excellent amenities available on the door step with St James's Quarter and Princes Street a short walk from the property. Excellent transport links are available with the tram line providing quick and easy access to Edinburgh Airport and Waverley Train Station also within easy reach. In move-in condition the accommodation which retains many period features would make an ideal purchase for young professionals and comprises; secure entry phone system, welcoming entrance hallway, attractive well-proportioned living room with traditional feature fireplace and ornate cornice work, contemporary dining kitchen with door to the rear, two lovely double bedrooms and stylish bathroom with shower over. To the front of the property is a small private garden with a well maintained sunny communal garden to the rear. Further benefits include on-street permit & pay meter parking, gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, hob, hood, oven and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.





Total: 687 sq. ft
 1st Floor: 687 sq. ft
 Excluded Areas: Fireplace: 15 sq. Ft, Walls: 55 sq. ft
Measurements 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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