



22/3 Spey Terrace
Leith, EH7 4PL

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- Double Glazing & Electric Heating
- EPC Rating - D



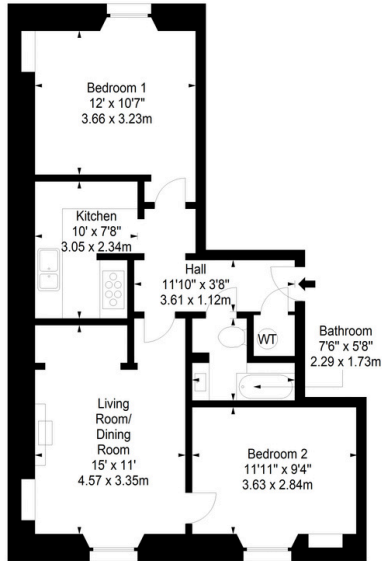
Quietly tucked away just off Leith Walk, this well-proportioned first floor flat forms part of a traditional tenement building in the highly sought-after area of Leith. The property benefits from an excellent range of amenities right on its doorstep, with St James Quarter and Princes Street both within easy walking distance. Excellent transport links are also close by, with the tram network providing convenient access to Edinburgh Airport, while Waverley Train Station is also easily accessible. The accommodation comprises; a welcoming entrance hallway, bright and spacious living room featuring a wood burning stove, kitchen (with an aga range master range cooker), two good-sized double bedrooms, both featuring working original wooden shutters, and a bathroom with shower over bath. Externally, there is a well-maintained communal garden to the rear of the property with on-street permit parking available in the area to the front of the property. The property benefits from double glazing and an efficient electric heating system, featuring modern, digitally programmable storage heaters. Included in the sale are the oven, hob, cooker hood, fridge, freezer, brand new washing machine and light shades. All appliances included in the sale are sold as seen with no warranty.



Spey Terrace,
Edinburgh,
Midlothian, EH7 4PL



Approx. Gross Internal Area
639 Sq Ft - 59.36 Sq M
For identification only. Not to scale.
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First 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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