



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**29/11 (4F2) JEFFREY STREET  
OLD TOWN, EH1 1DH**



## TOP FLOOR FLAT

- Sitting Room
- Dining Kitchen
- Double Bedroom
- Box Room
- Bathroom
- Gas Central Heating
- Communal Rear Garden
- Pay Meter & Permit Parking
- EPC Band – D



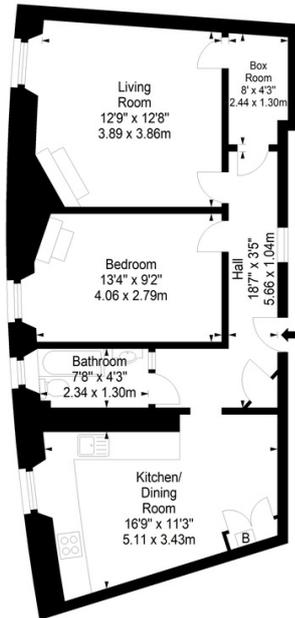
Situated within the heart of the City Centre and forming part of a B Listed building, this light and airy top floor flat boasts spectacular views from all rooms towards Calton Hill. There are many fashionable bars and restaurants on the door step with Waverley Train Station a short walk providing excellent links to the North and South. The accommodation would make an ideal purchase for the professional person/couple and comprises: secure entry phone, welcoming entrance hallway, lovely sitting room with feature fireplace and wooden floor, well laid out modern spacious dining kitchen, delightful double bedroom and modern bathroom with shower over bath. The property benefits from gas central heating, communal rear garden and permit/pay meter parking available. The appliances included are sold as seen with no warranty provided.



Jeffrey Street,  
Edinburgh,  
Midlothian, EH1 1DH



Approx. Gross Internal Area  
678 Sq Ft - 62.99 Sq M  
For identification only. Not to scale.  
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Fourth 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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