



Deans Properties

Deans Solicitors and Estate Agents LLP



**30/1 West Crosscauseway
Newington, EH8 9JP**



FIRST FLOOR FLAT

- Living Room
- Kitchen
- Double Bedroom
- Bathroom
- Shared Rear Garden
- On-Street Permit
- Gas Central Heating
- EPC Rating – D



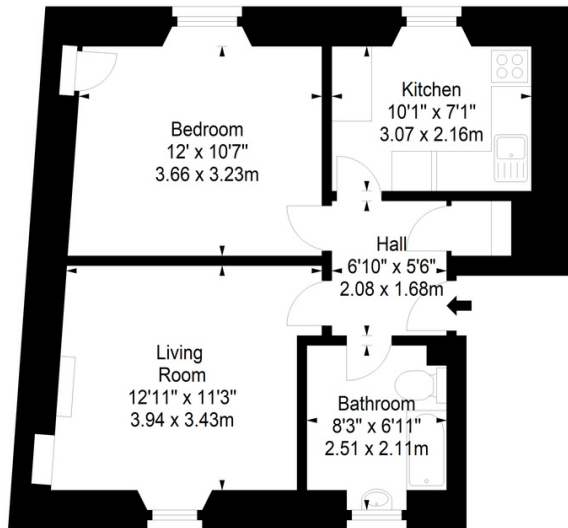
This bright and well-proportioned first floor flat forms part of a traditional tenement in Newington, close to convenient local amenities, public transport links and Edinburgh University. The accommodation comprises; comfortable living room, separate kitchen, good-sized double bedroom and bathroom with shower over bath. There is an immaculate, shared garden to the rear and on-street permit parking in the area. The property benefits from gas central heating. Included in the sale are the cooker, hood, fridge-freezer, washing machine and lightshades.



**West Crosscauseway,
Edinburgh,
Midlothian, EH8 9JP**



Approx. Gross Internal Area
484 Sq Ft - 44.96 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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