



Deans Properties

Deans Solicitors and Estate Agents LLP



**8 (1F1) Atholl Place
West End, EH3 8HP**



FIRST FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Boxroom
- Bathroom
- Shared Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – E



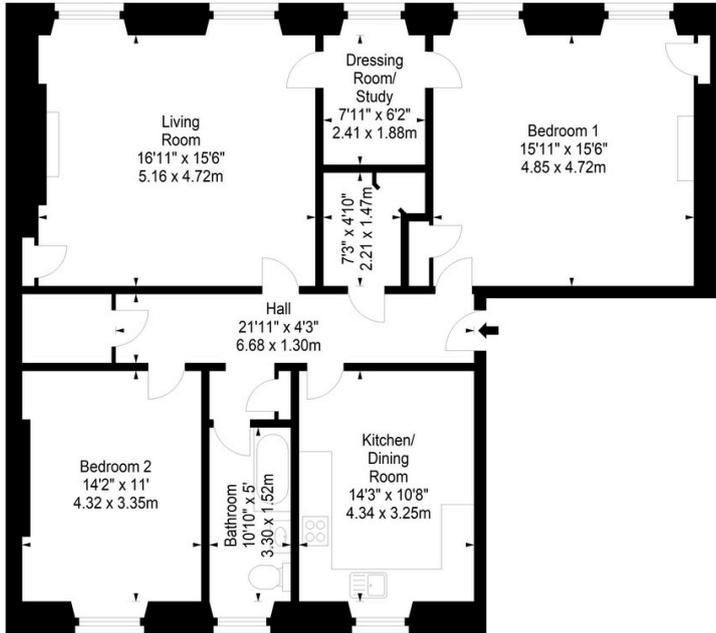
This impressive first floor flat with attractive period features forms part of a traditional tenement in the prestigious West End of Edinburgh. The property is conveniently located to access an array of shops, restaurants and bars in the heart of Edinburgh with convenient public transport links by bus, tram and rail. The accommodation comprises; welcoming entrance hallway, generously proportioned twin windowed sitting room with feature fireplace housing a living flame gas fire, modern dining kitchen with integrated appliances, two large double bedrooms with adjoining dressing room/study and bathroom with white suite and shower over bath. The property benefits from gas central heating. There is a shared garden to the rear and on-street permit parking in the area. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and lightshades. The appliances included are sold as seen with no warranty provided. The property can be sold fully furnished ready for immediate rental, subject to obtaining any required permissions.



Atholl Place, EH3 8HP



Approx. Gross Internal Area
1205 Sq Ft - 111.94 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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