



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**31/10 HALMYRE STREET  
LEITH, EH6 8QD**



## SECOND FLOOR FLAT

- Hallway
- Kitchen/Living/Dining Room
- Double Bedroom
- Bathroom
- WC Compartment
- Communal Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating - C



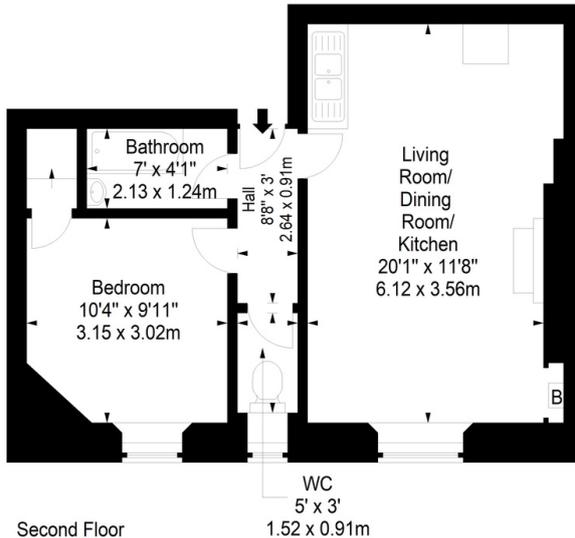
Forming part of a traditional tenement, this bright and pleasant second floor flat is in the vibrant district of Leith, in the North-East of Edinburgh. Leith is a popular area just a short distance from the city centre and has an excellent range of local shops, restaurants and amenities. The location benefits from excellent public transport links and road connections to the City Bypass and Motorway Networks. The accommodation comprises; welcoming hallway, light and airy open plan kitchen/ living/ dining room with feature fireplace and high ceiling, one double bedroom with built in cupboard for additional storage, modern bathroom with overhead shower and separate W/C apartment. The property benefits from gas central heating and double glazing, communal rear garden and on-street permit parking. Included in the sale are floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer and light shades. All appliances included above are sold as seen with no warranty provided.



Halmyre Street,  
Edinburgh, EH6 8QE



Approx. Gross Internal Area  
459 Sq Ft - 42.64 Sq M  
For identification only. Not to scale.  
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0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk

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.