



8-6 Dewar Place

Edinburgh, EH3 8ED

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Description

Clancy's solicitors are delighted to present this most impressive and spacious three-bedroom second floor flat occupying a desirable corner setting within a traditional tenement, situated in a superb central location, convenient for local amenities and universities. The accommodation briefly comprises: a large welcoming entrance hallway, a bright twin windowed lounge with ample space to accommodate a dining table and chairs with ease, a modern fitted kitchen, three good sized double bedrooms and a shower room. The property further benefits from gas central heating, double glazing and access to a communal garden. This is an excellent City Centre base or investment purchase, offering generous and light filled living space which retains a lovely period feel to it and therefore viewing is highly recommended.

HMO

It should be noted that there is currently an HMO licence in place, which is due to expire June 2025. The new owner can submit a new application to the City of Edinburgh of Council.

Location

Haymarket is a popular area to the west end of Edinburgh's city centre and is in walking distance of Princes Street and Lothian Road and offers a wide range of local shops, restaurants, cafes and bars. There are great transport links with Haymarket railway station, as well as tram and bus routes all with easy access, meaning a perfect area for commuters or local workers. Haymarket offers a wealth of recreational activities nearby including Dalry Swim Centre, and is just a short walk away from Fountain Park, which exhibits a Cineworld cinema, a Nuffield Health gym, adventure golf, and trampoline park.

Extras

The integrated oven, hob and hood are included in the sale along with the fridge.



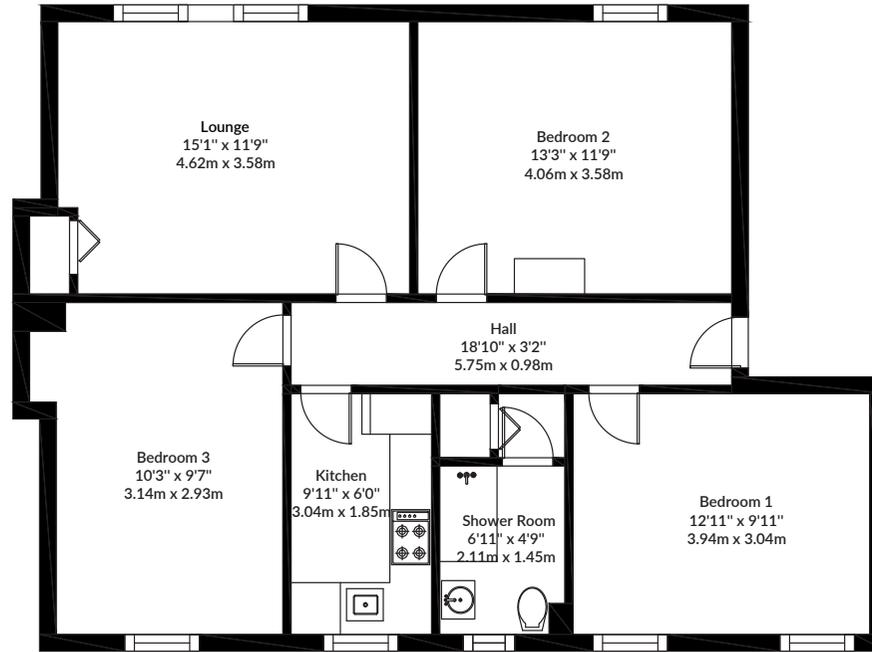


“ A most impressive and spacious three-bedroom second floor flat occupying a desirable corner setting within a traditional tenement, situated in a superb central location. ”

Features

- Entrance hallway
- Lounge
- Kitchen
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- HMO License
- Communal garden





vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025



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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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