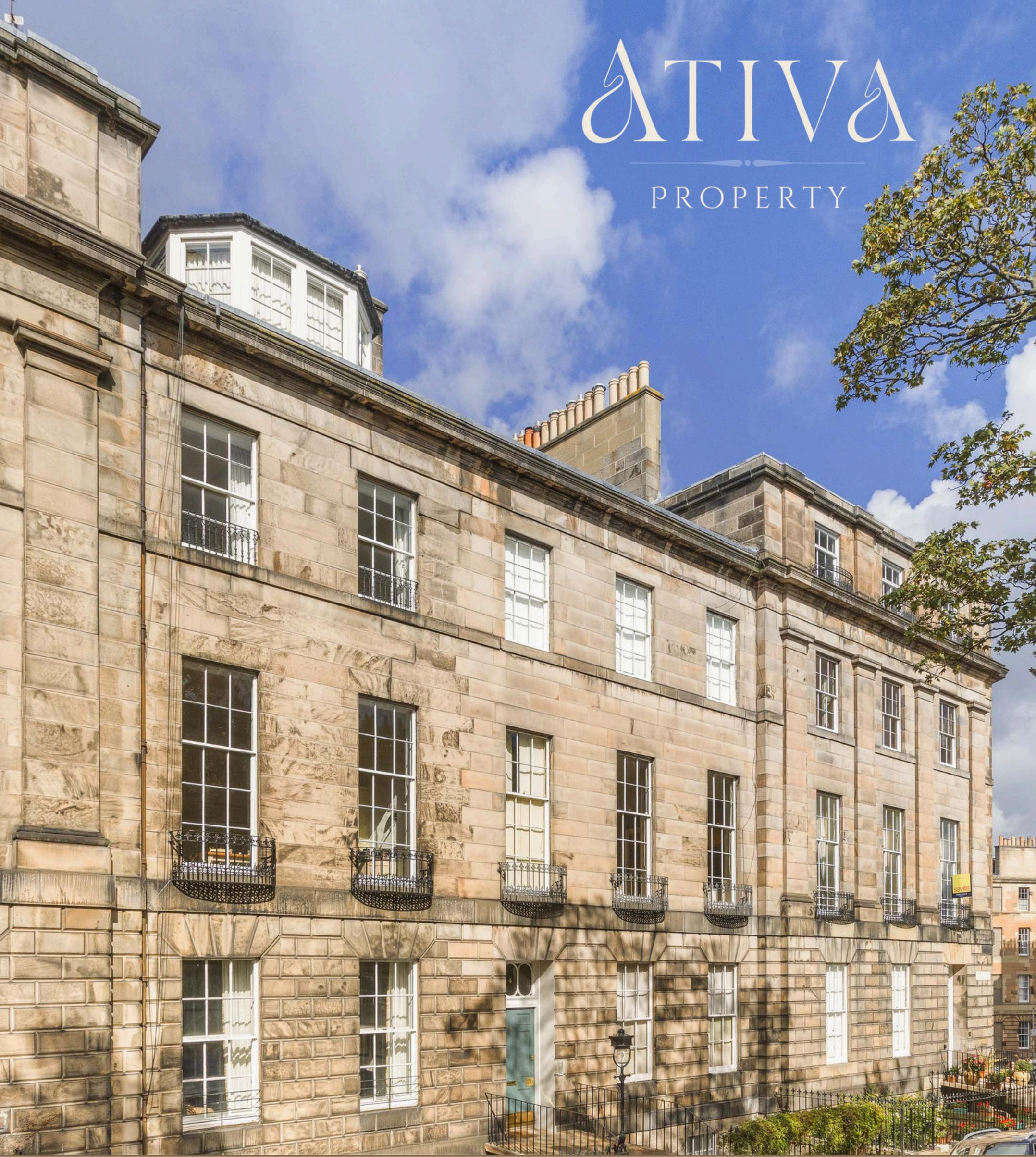


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4B, NORTH EAST CIRCUS PLACE, STOCKBRIDGE, EH3 6SP

GEORGIAN CHARM

TRANQUIL LANDSCAPED GARDEN

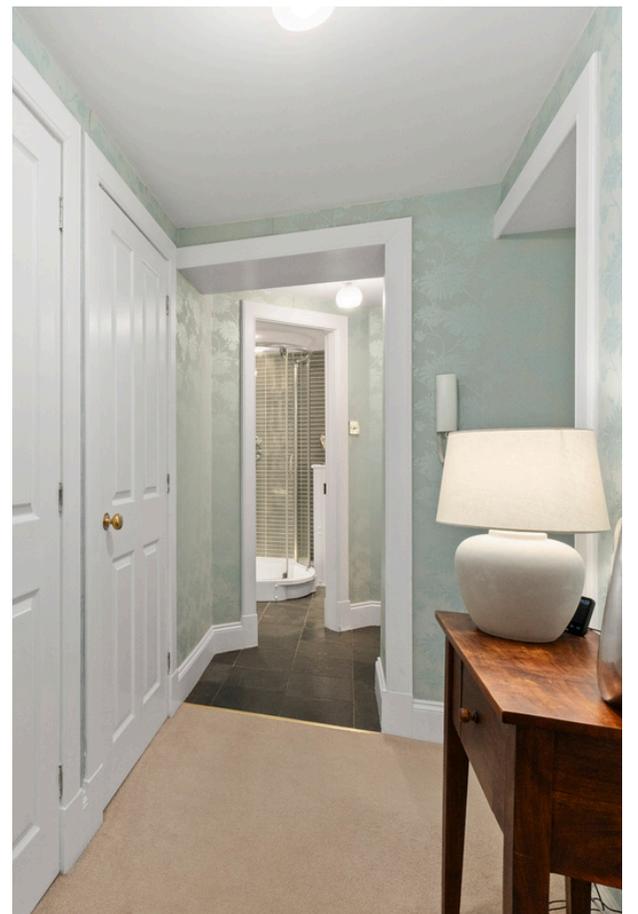


**STUDIO FLAT
APPROX 43 SQM**



WARM & INVITING

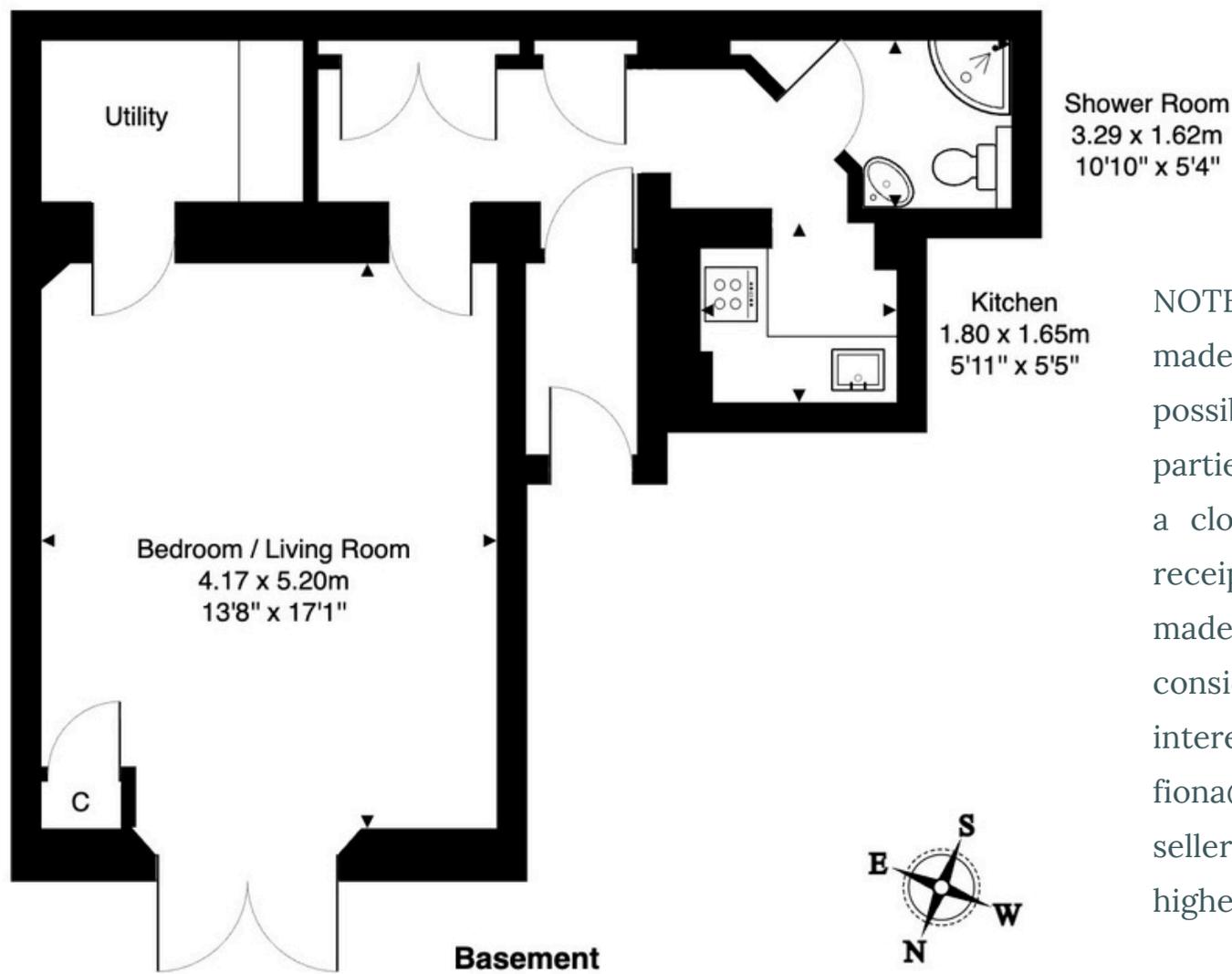
YOUR COSY CITY RETREAT



MEASURING UP

THE PERFECT LAYOUT & LOCATION

4b North East Circus Place, Edinburgh, EH3 6SP



Total Area: 41.3 m² ... 444 ft²

All measurements are approximate and for display purposes only.

No guarantee is given as to the working conditions of any appliances, nor that the property meets all current legal specifications. It should not be assumed that the property has all required planning, building regulation or other legal consents. The photographs, video and floorplan shown belong solely to Ativa Property Ltd.

NOTES OF INTEREST should be made via a solicitor, as soon as possible, to ensure interested parties are informed in the event of a closing date being set for the receipt of offers. Only formal offers made by a solicitor will be considered. All offers and notes of interest should be sent to fiona@ativaproperty.co.uk. The seller is not bound to accept the highest, or any offer.

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FIONA VERNON

DIRECTOR - MNAEA

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EDINBURGH & EAST LOTHIAN

UK ANTI-MONEY LAUNDERING LEGISLATION requires that all offers to purchase a property either on a cash basis, or subject to mortgage, require the buyer to show satisfactory evidence of their source of funds and proof of their identity and address to the selling agent. This is required via original or certified documents.

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ATIVA PROPERTY LTD, SC473835
5 SOUTH CHARLOTTE STREET, EDINBURGH, EH2 4AN