

**2a Middlefield, Leith Walk
Edinburgh, EH7 4PF**

OFFERS OVER £169,000



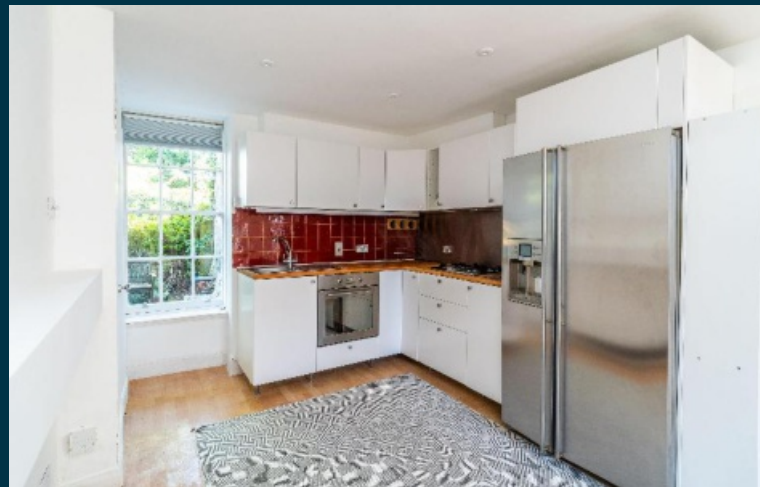
drummondmiller



- Period ground floor flat in quiet cobbled lane
- Unique A-Listed converted 18th century former villa
- Living room with modern open plan kitchen area
- Main bedroom, bedroom 2 and bathroom/shower
- Gas central heating
- Zoned on-street parking
- Pilrig Conservation Area directly off Leith Walk
- EPC C

Description

This unique main door ground floor flat forms part of an interesting A-Listed converted former Georgian villa dating back to Circa 1793. It will suit first time buyers and landlords wishing to invest in this extremely popular and most central Conservation Area. With great character, the property has been freshly decorated and recently upgraded. The layout (45 sqm) provides a living room/kitchen, a double bedroom, single bedroom and bathroom/shower.





Gas Central Heating

Gas central heating is installed and the boiler was replaced in 2015.

Garden and Parking

The apartment overlooks a shared garden to rear and there is zoned on-street residents parking plus pay meters.

Location

Middlefield is quietly located in a small cobbled lane accessed directly from Leith Walk. It is a most convenient and almost 'hide-away' setting being less than half a mile from the St James Quarter and Omni complex in Edinburgh's East End. The delightful Water of Leith Walkway, cycle routes, well served bus routes and tram line are all immediately accessible. The vibrant Shore (Edinburgh's Waterfront) where bars, restaurants and coffee shops to suit all budgets abound is also just a short walk away.

Valuation

The mortgage valuation is £175,000 and the Home Report is available from the ESPC website.

Council Tax and EPC

The property lies in Council Tax Band B and has an C rated Energy Performance Certificate.

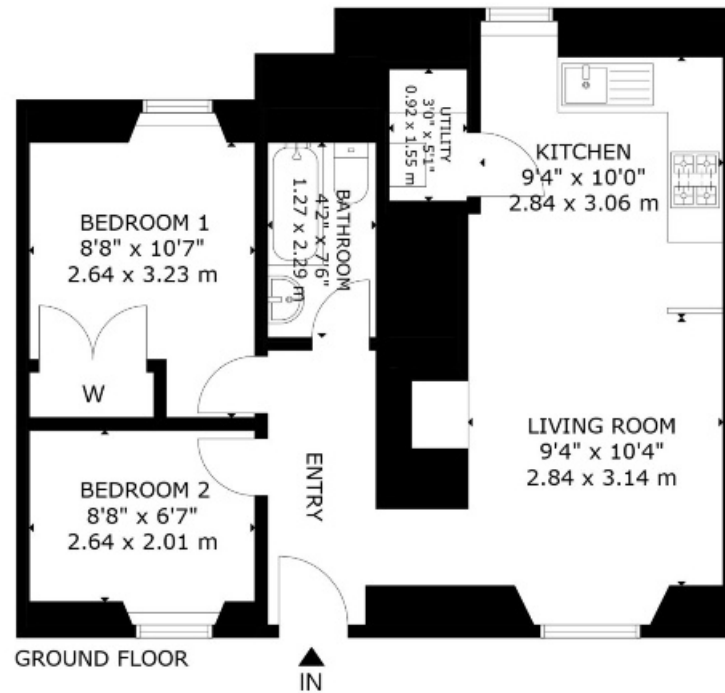
Extras

Blinds and the oven, hob and fridge/freezer are included in the sale price.

Viewing

To view telephone Agents 0131 229 3399 (or 07595820611 out with office hours).





2A MIDDLEFIELD, EH7 4PF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 484 SQ FT / 45 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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