

# 3 2f3 Yardheads Edinburgh, EH6 6BU

OFFERS OVER £170,000



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- Beautifully presented flat close to city centre
- Ideal for first time buyers or investors
- Spacious and bright living room
- Separate fitted kitchen with window
- Modern shower room
- Double bedroom and box room
- Shared communal garden
- EPC C

### Description

This well-presented and recently upgraded front-facing second-floor flat (approx. 53 sqm) forms part of a traditional tenement building dating back to around 1885. The building benefits from a secure entry system and access to a shared rear garden.

The accommodation comprises a welcoming entrance hall, a generous lounge with large front-facing windows that flood the space with natural light, and a separate kitchen fitted with base units and space for a small dining area.

There is a bright and well-proportioned double bedroom, a versatile box room - ideal as a home office or dressing room - and a modern, well-lit shower room.

Further features include gas central heating, making this an ideal home for first-time buyers, professionals or buy-to-let investors.







### Gardens & Parking

There is on street parking and the property benefits from a communal garden

### Heating

The property benefits from gas central heating

### Location

Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to the city centre, and has a truly impressive range of independent shops and outlets. The nearby Ocean Terminal provides further shopping opportunities, along with a large cinema, member's gym and restaurants. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Tram line extension which is under construction will be within easy walking distance. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach. The city centre and Waverley Train Station are also within walking distance.

### Valuation

The property has been valued by surveyors at £175,000 and the Home Report is available from the ESPC website

### Council Tax & EPC

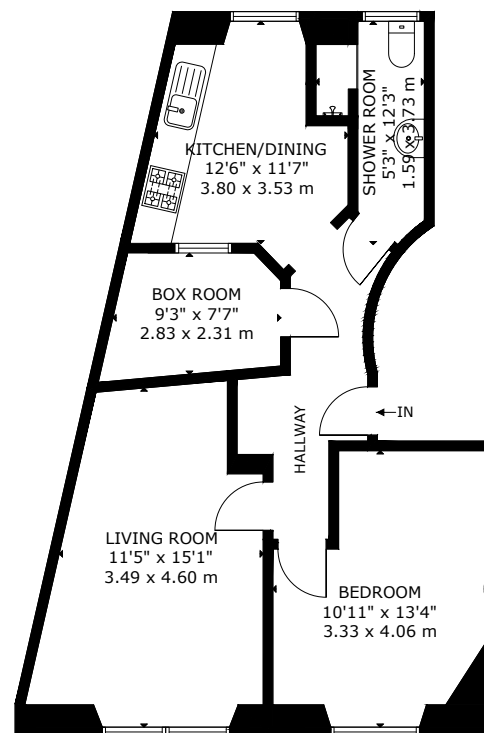
The property lies in Council Tax band A and has a C rated Energy Performance certificate

### Extras

The sale price includes fridge/freezer, washing machine and floor coverings

### Viewing

By appointment telephone Agents on 0131 229 3399



SECOND FLOOR

3 2F3 YARDHEADS, EDINBURGH, EH6 6BU  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 609 SQ FT / 57 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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