



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**29/9 IONA STREET**

Leith, Edinburgh, EH6 8SP



This two-bedroom second-floor flat enjoys a wonderfully light and airy ambience, owing to its south-facing position and well-presented neutral décor. It lies within a traditional tenement offering access to a communal garden and on-street permit parking. A stone's throw from this appealing city home is Leith Walk with its wide range of shops, bars, and eateries, plus day/night bus links and tram services to the airport. Waverley train station and the city centre are also within walking distance.

Extras: All fitted flooring, window coverings, and light fittings are included in the sale.



## FEATURES

- Fantastic city location
- South-facing neutral interiors
- Second-floor tenement flat
- Secure entry and shared stairwell
- Entrance hall with storage
- Living/dining room with period features
- Modern kitchen
- Two double bedrooms
- Bright bathroom with shower-over-bath
- Communal rear garden
- On-street permit parking (Zone N7)
- Electric heating and double-glazing



"PRIME CITY LOCATION  
ENJOYING SUPERB  
LOCAL SHOPPING,  
ENTERTAINMENT, AND  
TRANSPORT LINKS  
ACROSS THE CITY."



EPC RATING:

E

COUNCIL TAX BAND:

B

VIEWINGS

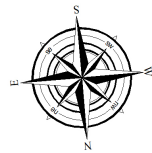
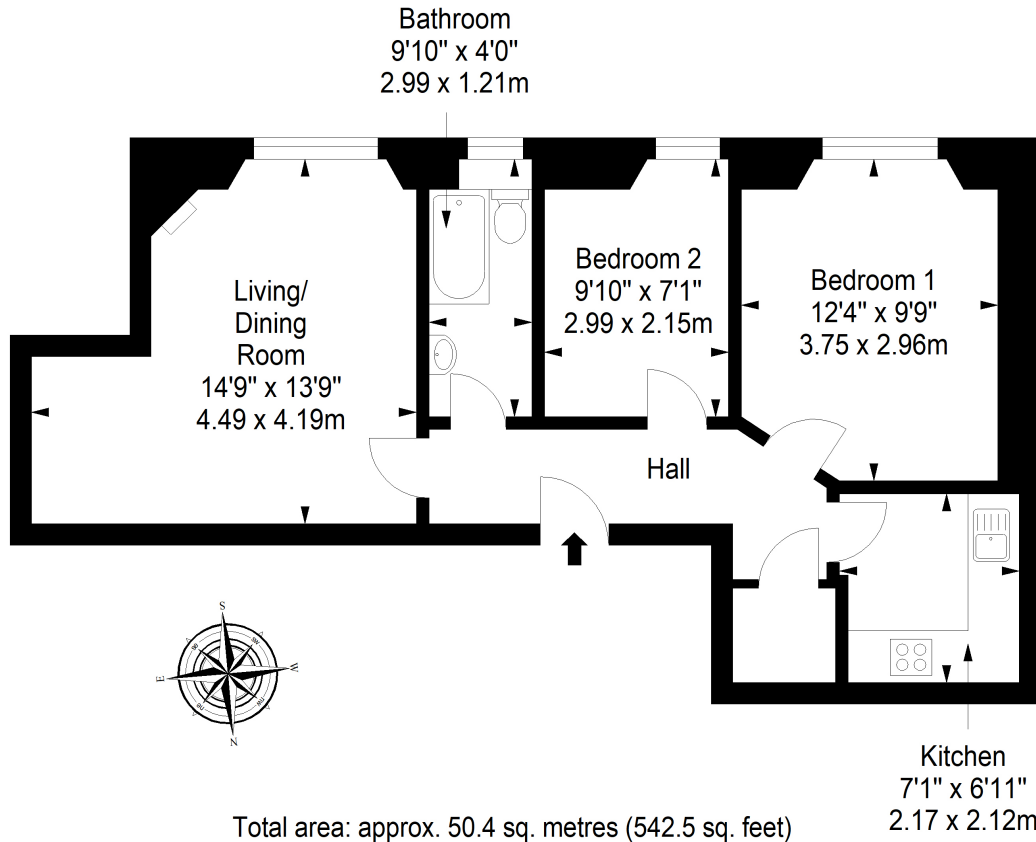
By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

Second Floor

Approx. 50.4 sq. metres (542.5 sq. feet)



EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000

BORDERS

01890 880 008

@gilsongrayprop | gilson gray property | gilson gray property | @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.