



GILSON GRAY

LAW • PROPERTY • FINANCE

42 SOUTH FORT STREET

Leith, Edinburgh EH6 5PE



Forming part of an ultra-modern development in popular Leith, this fully refurbished ground-floor, main-door two-bedroom apartment will appeal to many buyers, including city professionals, first-time buyers, young couples and rental investors. The well-presented home comes with crisp, neutral interiors and spacious accommodation. The residence features a sun-filled, dual-aspect open-plan living/dining room and kitchen with stylish fitted units and integrated appliances, a double bedroom with a mirrored wardrobe, a versatile second bedroom and a contemporary bathroom with a shower-over-bath. Externally, the property benefits from a shared rear garden, private residents' parking, and easy access to excellent amenities, shopping links, and green space. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Fully renovated ground-floor main-door flat
- Exclusive, modern development
- Situated in popular Leith
- Excellent location near shops and green space
- Secure entry system
- Neutral interiors in move-in condition
- Dual-aspect, open-plan kitchen/dining/living
- Main bedroom with wardrobe
- Versatile second bedroom
- Family bathroom with shower overhead
- Convenient utility room
- Shared rear garden
- Secure, private residents' parking
- Electric heating and double-glazed windows







"THE OPEN-PLAN KITCHEN,
LIVING AND DINING ROOM
BENEFIT FROM SLEEK
CABINETS, AND
INTEGRATED APPLIANCES."





EPC RATING:



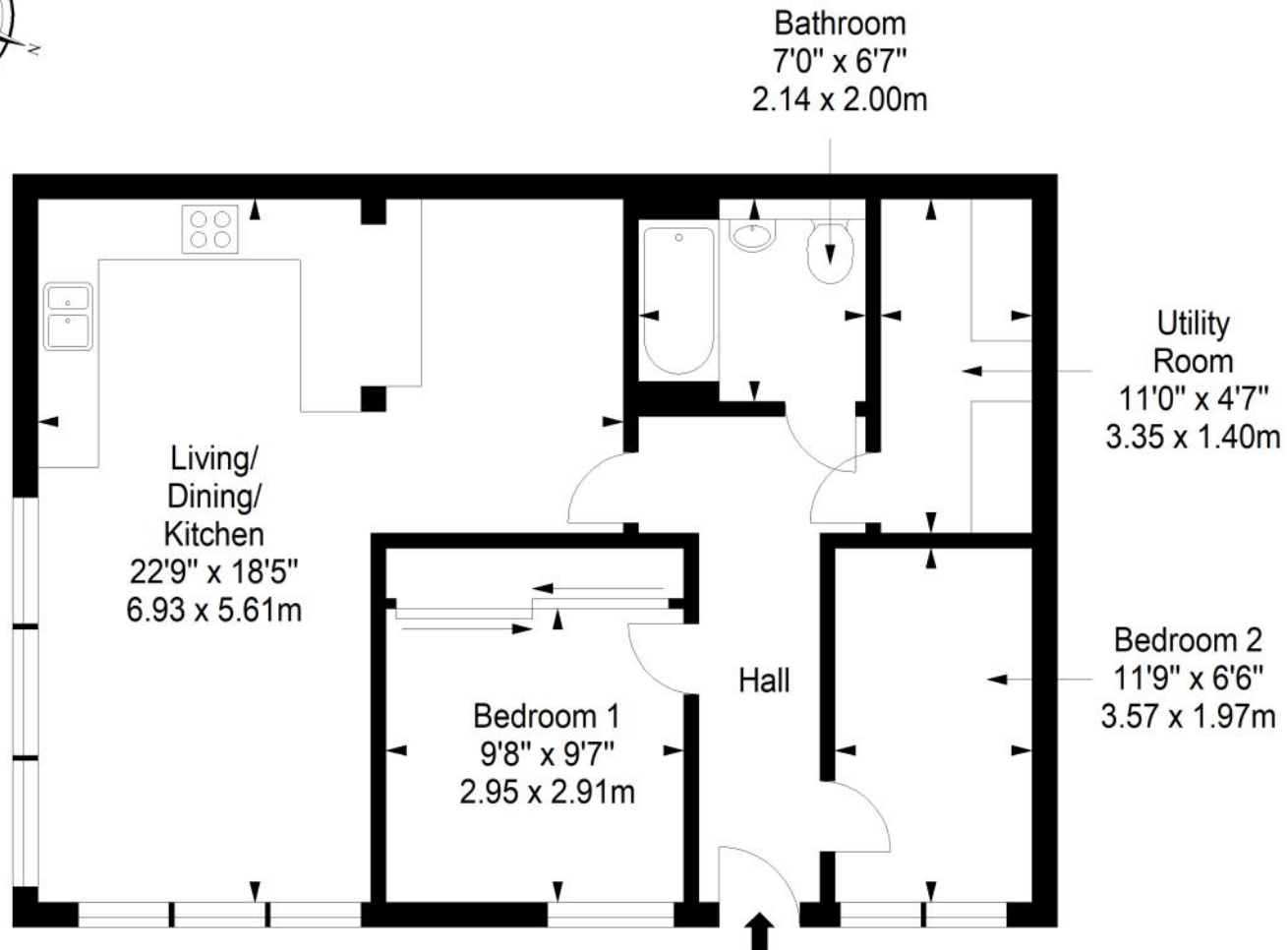
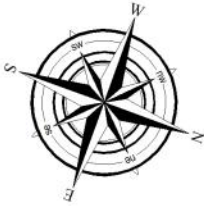
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 67.4 sq. metres (450.0 sq. feet)



Total area: approx. 67.4 sq. metres (450.0 sq. feet)



GILSON GRAY

LAW • PROPERTY • FINANCE

GILSONGRAY.CO.UK

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.