

1 Links Gardens, Leith Links, Edinburgh, EH6 7JH



### Description

A rare opportunity has arisen to acquire a delightful three-bedroom main door garden flat forming part of a handsome B-listed Georgian terrace lying adjacent to the wide open spaces of Leith Links. Situated in a highly sought-after location, the property is perfectly placed to take advantage of a wonderful range of amenities including contemporary bars, cafes, restaurants, boutique shops and services which means it's one of the most fashionable areas of the City. This exceptional dual-facing home has been refurbished to a high standard and offers contemporary interior with many eye-catching finishing touches and effortlessly stylish décor whilst tastefully retaining its striking period features.

- Entrance vestibule
- Charming main living area falling naturally into leisure, dining and cooking zones, with triple windows and Herringbone oak flooring. This is an extremely welcoming and sociable space, perfect for relaxing and entertaining The kitchen features on trend cabinetry with contrasting work surfaces and quality metro effect tiles
- Inner central hallway with door providing access to the rear
- Master bedroom with soft tones creating a warm and ambient environment having working shutters and access to a superbly appointed en-suite shower room with extensive storage
- Second large double bedroom
- Double bedroom 3 currently utilised as a study
- Principal bathroom presented in pristine effect, bolstered by a modern three-piece suite with an overhead shower attachment
- An efficient gas central heating system and partially double-glazed windows provide comfort all year round
- Externally, the property has a private south-westerly facing garden to the front, providing an ideal space for entertaining and relaxation
- Directly to the rear of the property is a private patio area, along with a secure communal garden incorporating a private parking space within a carport

### Extras

The blinds, integrated oven, hob, microwave, dishwasher and washing machine are included.

EPC Rating: C



### Location

Situated approximately two miles northeast of the city centre, the area of Leith Links forms part of Edinburgh's increasingly popular Leith district, which recently featured on The Times' list of 'Coolest places to live in Britain'. The Port of Leith, with its proud identity and sense of community, boasts a fascinating heritage, with many of the old bonded-warehouses and grand merchant buildings having been given a new lease of life as part of a comprehensive regeneration project. Residents enjoy the open green spaces of Leith Links and Claremont Park right on their doorstep. These are home to children's play areas, football pitches, tennis courts, a cricket pavilion, and a community croft. Meanwhile, the services and amenities around Great Junction Street and Leith Walk are minutes' walk away, and just around the corner is The Shore: a cosmopolitan hotspot of artisan cafés, trendy bars, traditional pubs, and award-winning restaurants. More extensive shopping is available at Ocean Terminal shopping centre, which accommodates a cinema complex, a 24-hour gym and many high-street stores. Primary and secondary schooling is provided locally and the area benefits from fantastic public transport links including the newly opened tram line which provides the area with a direct commute through the city centre to Edinburgh International Airport.

### Price and Viewing

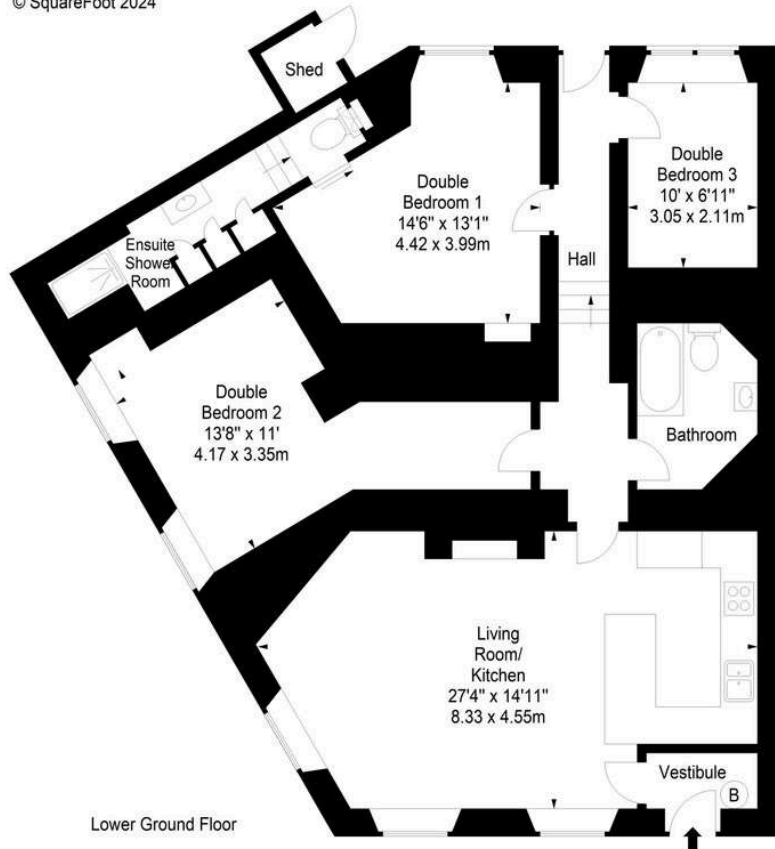
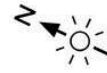
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Links Gardens,  
Edinburgh,  
Midlothian, EH6 7JH



Approx. Gross Internal Area  
1216 Sq Ft - 112.97 Sq M  
(Including Shed)  
For identification only. Not to scale.  
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1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

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