

15 (flat 1) Gordon Street, Leith, Edinburgh, EH6 8NW



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### Description

A brilliant opportunity has arisen to acquire this generously proportioned two bedroom ground floor flat quietly positioned a short walk from Leith Walk and Easter Road. Close to excellent local amenities, vast open green spaces and fantastic transport links, this property makes an ideal purchase for first-time buyers, young couples and investors.

- Central reception hallway with good storage facilities
- Living room
- Well equipped kitchen/breakfast room,
- Two spacious double bedrooms, one with fitted wardrobes
- Bathroom consisting of a white three-piece suite having a shower over the bath
- Gas central heating and double glazing
- Secure entry system
- Shared secure drying area within stairwell
- Communal gardens
- Secure resident's car park

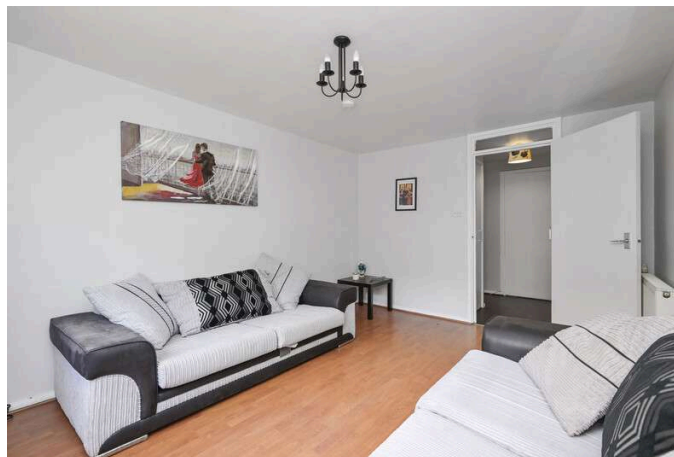
### Extras

The cooker, washing machine, fridge and freezer are included. Additional items of furniture may be available by separate negotiation.

**EPC Rating: C**

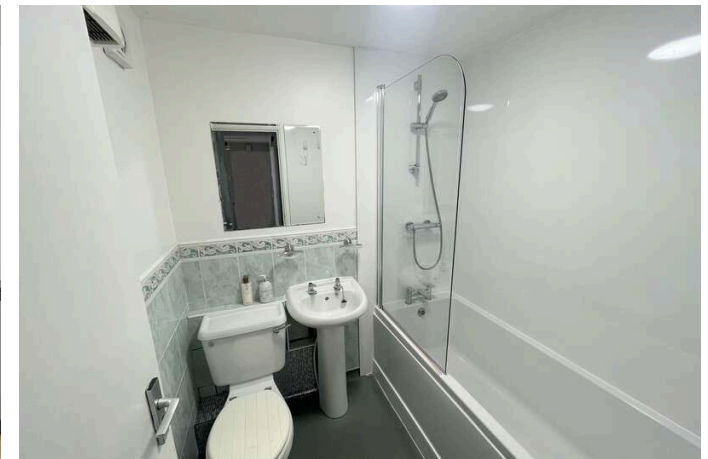
### Price and Viewing

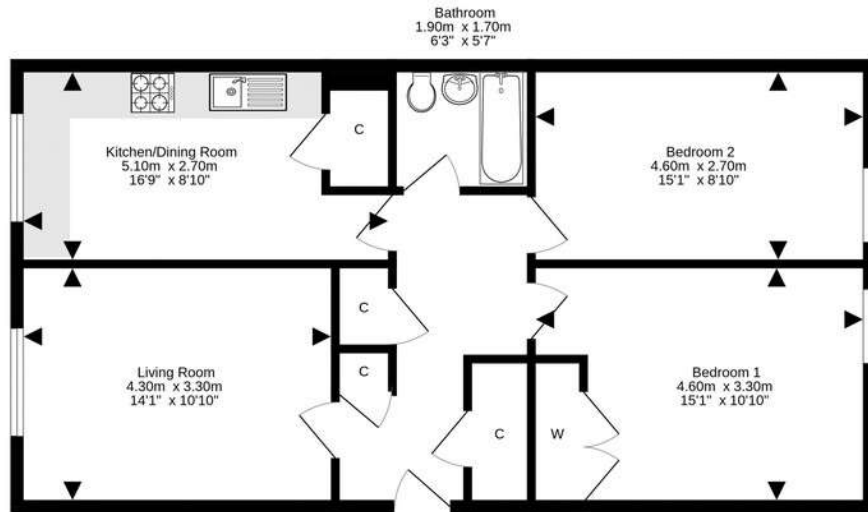
For price and viewing information or further details on this property please contact us on 0131 557 3188.



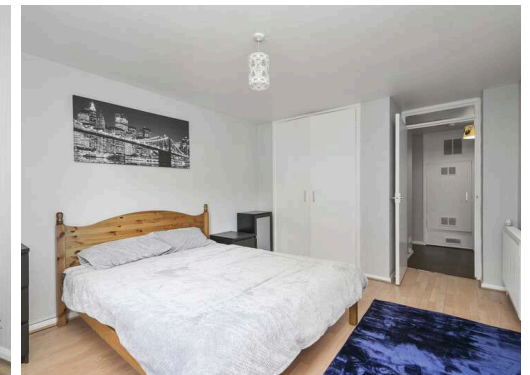
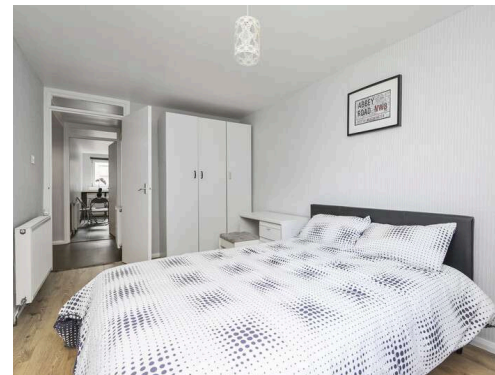
## Location

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Lorne Primary, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a nearby tramline which connects Leith to the city and to Edinburgh International Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Meruglo ©2024



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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