

7 (flat 1) Blackie Road, Leith Links, Edinburgh, EH6 7NA



7 (flat 1) Blackie Road | Leith Links | Edinburgh | EH6 7NA

Description

Delightful two-bedroom ground floor flat enjoying a quiet residential setting yet a stones throw from 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 and offers an enticing opportunity for city professionals. This exceptional dual-facing home has been maintained a high standard and offers contemporary interior with many eye-catching finishing touches and effortlessly stylish décor.

Features

- Modern ground-floor flat
- Near Leith Links & amenities
- Beautifully presented interiors
- Secure entrance & shared foyer
- Inviting hall with storage
- Charming south-facing living room with French doors opening onto shared garden
- Well equipped dining kitchen
- 2 spacious double bedrooms both with fitted wardrobes
- Contemporary bathroom with white suite and shower
- Gas central heating and double glazing
- Large communal garden
- Private single garage

Extras

Dishwasher, fridge/freezer and washing machine will be included within the sale.

EPC Rating: C

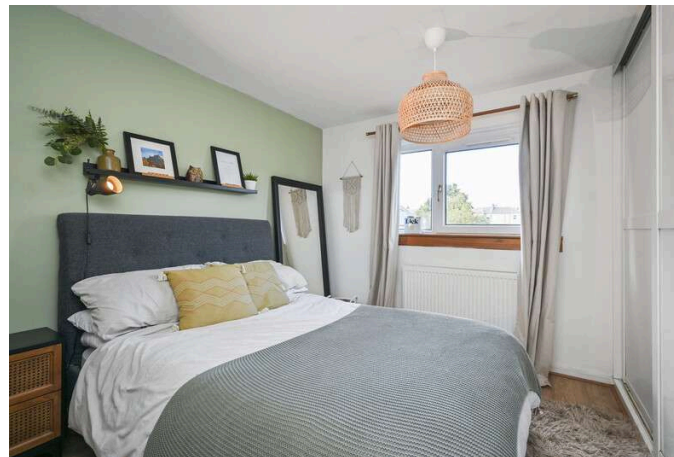
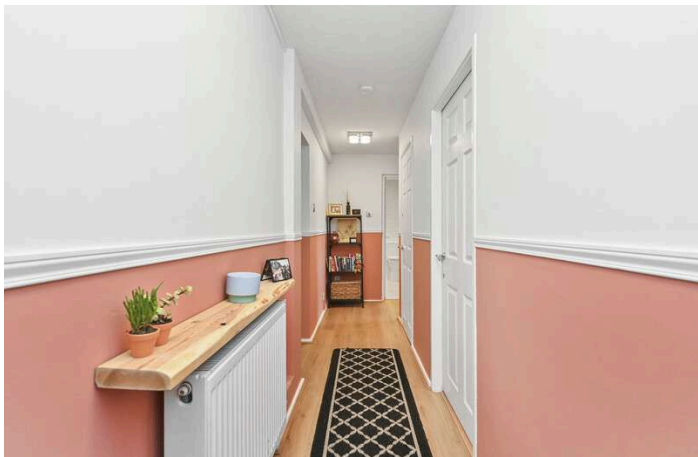
Price and Viewing

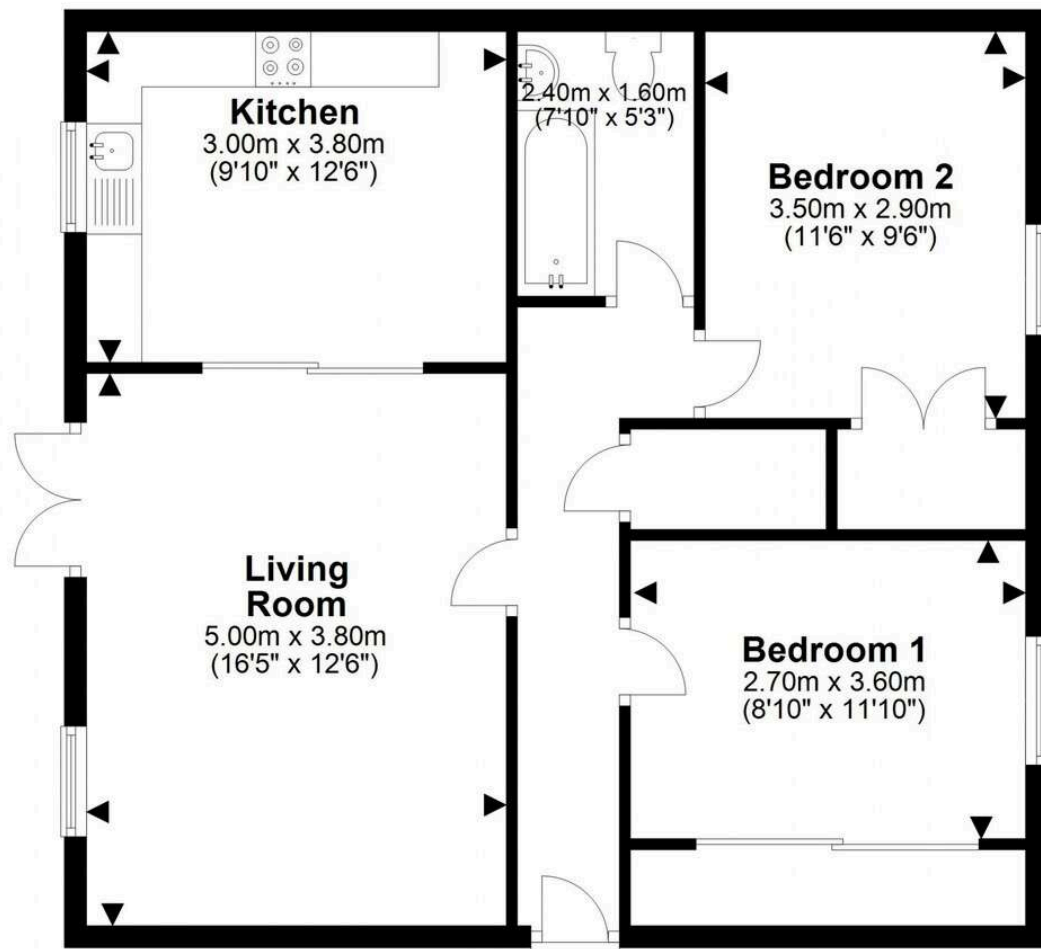
For price and viewing information or further details on this property please contact us on 0131 557 3188.



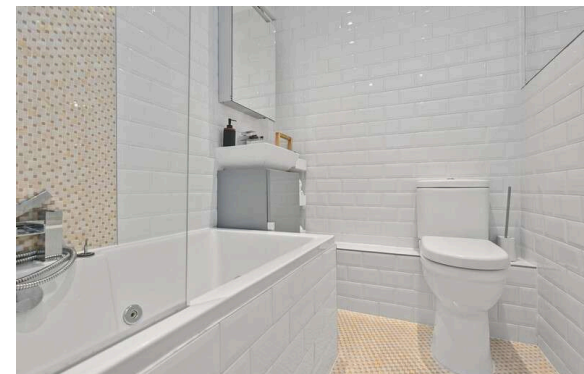
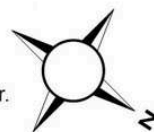
Location

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.





For details of the total internal floor area, please refer to the Home Report.
 This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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