

3 (flat 6) Bernard Street, Leith, Edinburgh, EH6 6PW



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Description

Located within Edinburgh's historic maritime quarter, just seconds' walk from the Shore's fashionable bars and eateries, and scenic waterfront, this generously proportioned Georgian flat promises a highly desirable city home. Set on the third floor of a handsome four storey B-Listed tenement boasting south-facing views to Edinburgh Castle and Calton Hill, the property would now benefit from some cosmetic upgrading but offers tremendous potential to create an excellent home for a professional couple, family or as a buy to let investment.

- Central reception hall
- Extremely spacious twin windowed living room/bedroom
- Dining kitchen with adjoining snug lounge off
- Two bedrooms
- Large box room
- Bathroom
- Separate shower room
- Gas central heating
- Secure entry system
- Permit parking

Extras

The fitted carpets, curtains, oven, hob, hood, washing machine and fridge are included. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the services or appliances.

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, named by Timeout as the coolest neighbourhood in the UK in 2021, 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 Leith Primary School, 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 tram stop adjacent which connects Leith to the city and to Edinburgh International Airport.





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



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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.

espc