

16 (flat 7) Margaret Thomson Crescent, Leith, Edinburgh, EH6 7FD



16 (flat 7) Margaret Thomson Crescent | Leith | EH6 7FD

Description

Located within Edinburgh's historic maritime quarter, just minutes' walk from the Shore's fashionable bars and eateries, and scenic waterfront, is this superb 3 bed third floor apartment. This lovely home boasts contemporary neutral interiors and well-designed living space which comes with the added attraction of a private west-facing balcony. The property's prime setting is within easy reach of the city centre with a tram stop moments away and the sought-after district's award-winning culinary and social scene are on the doorstep which offers an enticing opportunity for city professionals.

- Welcoming reception hallway with storage
- Superb open plan living/dining room open plan to a high-spec kitchen providing a very sociable space with access to balcony
- Master bedroom with fitted wardrobes and en-suite shower room
- Two further bedrooms
- Principal bathroom consisting of white suite with shower over the bath
- Gas central heating and double glazing ensures comfortable and ambient living environment
- Security entry phone system and lift
- Residents parking

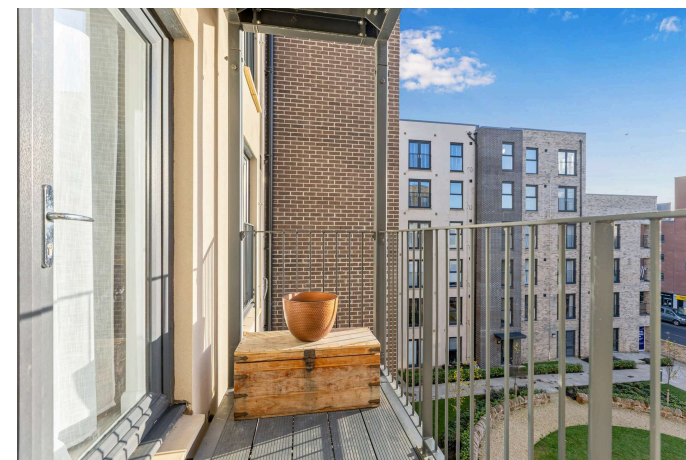
Extras

The fitted floor coverings, light fittings, curtains, oven, hob, dishwasher, washer/dryer and fridge/freezer are included.

Factor

The development is factored by James Gibb for approx. £130 every three months with a £250 deposit. This includes maintenance of communal areas and buildings insurance.

EPC Rating: B

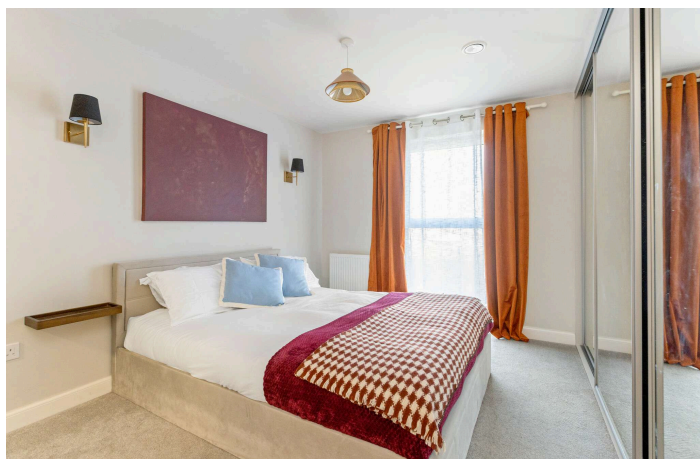


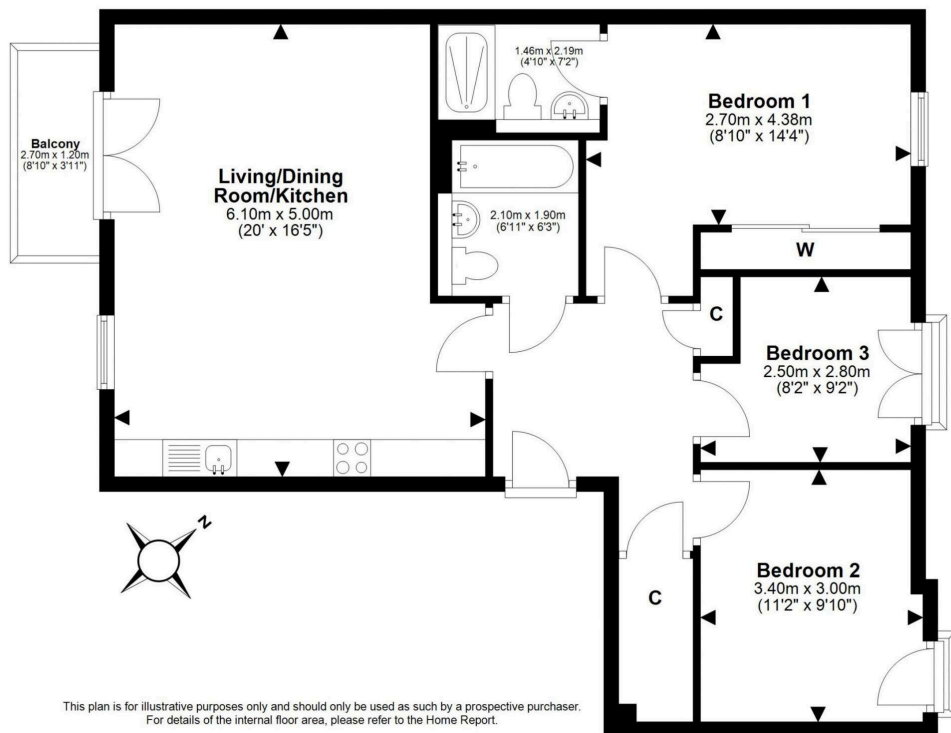
Location

The vibrant and cosmopolitan area of Leith, named by Timeout as the coolest neighbourhood in the UK in recent years, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and 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 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 a David Lloyd Heath Club and Alien Rock, a large indoor climbing arena. It benefits from an excellent public transport system with 24-hour buses and a tram stop connecting Leith to the city centre and beyond.

Price and Viewing

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





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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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