

Watermans Legal
Solicitors and Estate Agents
5-10 Dock Place
Leith, EH6 6LU

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Council Tax
Band: B

EPC
Band: C

Total Area:
58 m2



4/5 Links Place
Leith Links, Edinburgh, EH6 7EZ



THE PROPERTY

Enviably located beside Leith Links in easy walking distance of the award-winning restaurants and amenities of The Shore, this well-presented, two-bedroom (plus box room), second-floor flat enjoys a desirable setting in the capital. It forms part of a traditional tenement and offers open-plan living accommodation, including a modern kitchen, a three-piece bathroom, and a large communal garden. Furthermore, it is brought to market in a true move-in condition.

The flat is reached via a secure telephone-entry system and a communal stairwell, with the front door opening to an entrance hall that offers a warm welcome and a strong first impression. From here, the neutral decoration and wood-hued floor continue into the open-plan kitchen, living and dining room, where a southwest-facing bay window floods the space in natural light, framing idyllic views over Leith Links to the iconic Arthur's Seat. Ornate cornice work draws the eye to the lofty dimensions, as the well-proportioned floorspace promises a good choice of comfy lounge furniture and a table and chairs. Arranged to the back of this area is the kitchen, sporting an L-shaped setup with modern cabinets and downlit, wood-style worktops. Two-toned splashback tiles add to the design, whilst an integrated oven, ceramic hob, fridge/freezer, and an undercounter washing machine finish the space. To the flat's rear overlooking the shared

garden, the two bedrooms enjoy a peaceful outlook, with both mirroring the décor of the living area for a light and airy ambience. The principal bedroom is a generous double with a traditional press cupboard and feature ceiling lights, whereas the second bedroom is a spacious single. In addition, there is a versatile box room that is perfect as a study or office, coming equipped with cabinet storage. Finally, a white-tiled bathroom completes the home, fitted with a modern three-piece suite and overhead shower. Gas central heating ensures year-round warmth. Outside, residents have access to a large, well-tended communal garden. In addition, unrestricted on-street parking is available.

Extras: Included in the sale are all the fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, and a washing machine.



FEATURES

- Well-presented second-floor flat
- In a true move-in condition
- Part of a traditional tenement
- Envidable location by Leith Links
- In walking distance of The Shore
- Welcoming entrance hall
- Open-plan kitchen/living/dining room
- Modern, L-shaped kitchen
- Generous double bedroom
- Spacious single bedroom
- Versatile box room/study
- Modern 3pc bathroom
- Large communal garden
- Unrestricted on-street parking
- Gas central heating

HOME REPORT VALUE : £230,000

VIEWING: By appointment call 0131 467 5566 to arrange.







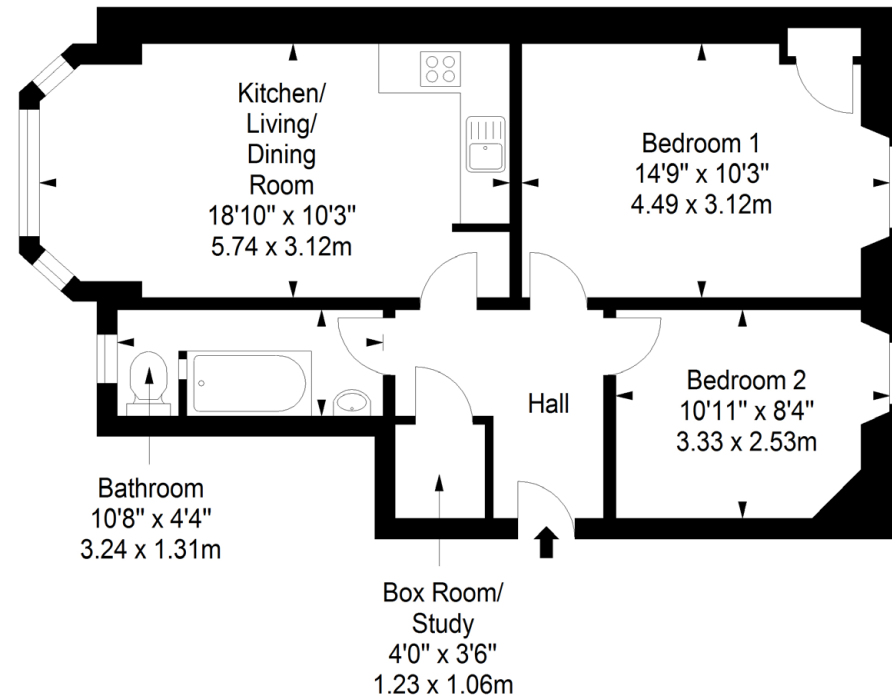
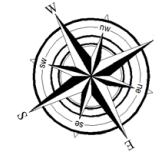




LEITH LINKS, EDINBURGH

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 over fifty high-street stores. Primary and secondary schooling is provided locally and the area benefits from fantastic public transport links travelling across the city and beyond, as well as swift and easy access to the A1 and Edinburgh City Bypass.

Second Floor
Approx. 51.8 sq. metres (557.6 sq. feet)



Total area: approx. 51.8 sq. metres (557.6 sq. feet)

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