



## 3 (GF1) Links Place Leith Links Edinburgh, EH6 7EZ



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### Property Summary

Representing an ideal opportunity for first-time buyers, professionals, couples, young families, downsizers, and rental investors alike, this two-bedroom ground-floor flat forms part of a traditional tenement building in the city's Leith Links area. The home is presented with neutral décor throughout, giving the new owner a blank canvas to style to their own tastes, and it lies adjacent to the lovely open space of Leith Links and close to other amenities including shops, schools, cafés and restaurants, and transport links.

Please contact us for more information:

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## Features

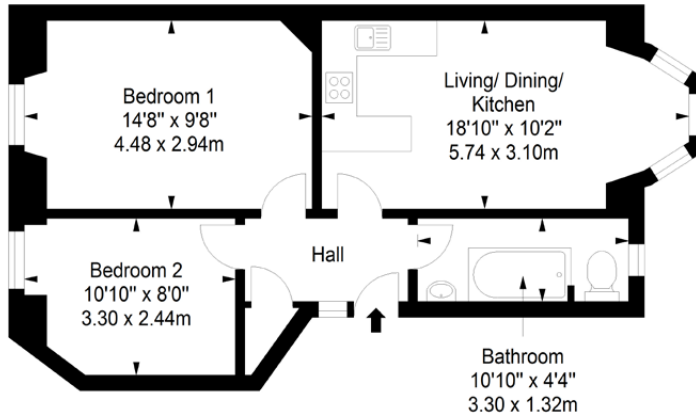
- Ground-floor flat in Leith Links
- Secure shared entrance
- Hallway with built-in storage
- Open-plan, southwest-facing kitchen, living and dining room
- Two well-proportioned bedrooms
- Bright, modern bathroom with shower-over-bath
- Access to a leafy shared garden
- Controlled on-street parking (Zone N8)
- Gas central heating system
- Double-glazed windows



## Floorplan



**Ground Floor**  
Approx. 46.1 sq. metres (496.2 sq. feet)



Total area: approx. 46.1 sq. metres (496.2 sq. feet)

EPC Rating - D | Council tax band - B | Home report Value - £235,000

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Please note, the property is sold as seen with no warranties or guarantees provided as to the working order of the systems and appliances.

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

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