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9/4, Seacot

Leith Links, Edinburgh, EH6 7QS



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Introducing a one-bedroom first-floor flat in Leith Links, well presented in true move-in condition, enjoying neutral interior design throughout and a quality finish. The city flat further features a spacious living room with a woodburner set in a traditional fireplace, a west-facing kitchen with fitted units and a family bathroom with a shower-over-bath and mirrored vanity storage. There is also residents' parking and communal grounds. Additionally, the flat is set on the first floor of a period property in highly sought-after Lochend, offering easy access to excellent amenities and regular transport links.

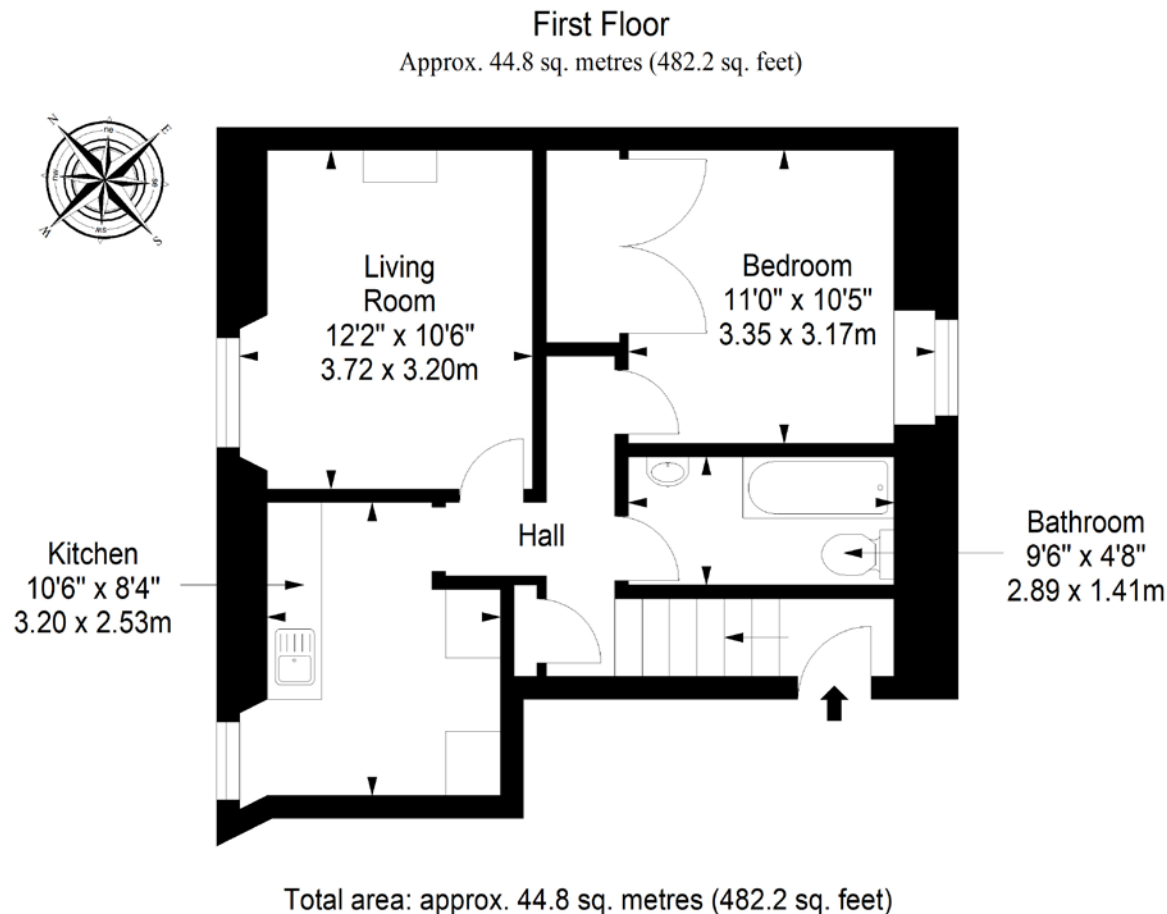
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- First-floor flat in Leith Links
- Freshly decorated neutral interiors
- Entrance hall with storage
- Spacious living room with log burner
- West-facing kitchen
- Sunny double bedroom with a wardrobe
- Bathroom with overhead shower
- Communal grounds
- Residents' parking
- Electric heating
- Traditional windows
- EPC - E



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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