

10 (4F1) WELLINGTON PLACE
LEITH, EDINBURGH, EH6 7EQ

CURRAN & CO
PROPERTY



10 (4F1) WELLINGTON PLACE LEITH, EDINBURGH, EH6 7EQ

FIXED PRICE £375,000



'10 (4F1) Wellington Place is an exceptionally bright and spacious four bedroom top floor flat. Enjoying panoramic views of neighbouring Leith Links'

- Top Floor of Georgian Tenement Building
- Living Room & Modern Breakfasting Kitchen
- Four Double Bedrooms
- Contemporary Shower Room & En-suite Bathroom
- Gas Central Heating & Sash & Case Windows
- Expansive Storage Including Attic Space
- Panoramic Views of Leith Links
- Zoned Permit Parking



Description

Forming part of a Grade-B listed Georgian tenement building situated on a quiet cobbled street, 10 (4F1) Wellington Place is an exceptionally bright and spacious four bedroom top floor flat. Enjoying panoramic views of neighbouring Leith Links, the property is well-positioned to take advantage of Leith's vibrant culture and excellent transport links.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises; entrance hall with storage cupboard off and access to the sizeable floored attic space; living

room with log burning stove; modern, well-equipped breakfasting kitchen with tiled flooring, high gloss fitted units with tiled splashback, integrated wall-mounted electric oven and microwave, and ceramic hob; four generously proportioned bedrooms, one of which boasts a fully-tiled en-suite bathroom; and contemporary, fully-tiled shower room with glass enclosure. There is gas central heating and traditional sash & case windows throughout.

There is a private cellar space within the building's basement for storage, and zoned permit parking available to the front of the building.

Extras

Extras to be included in the sale are all floorcoverings, fitted blinds and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band E.

Viewing

Viewing is by appointment. Please contact our office to arrange.





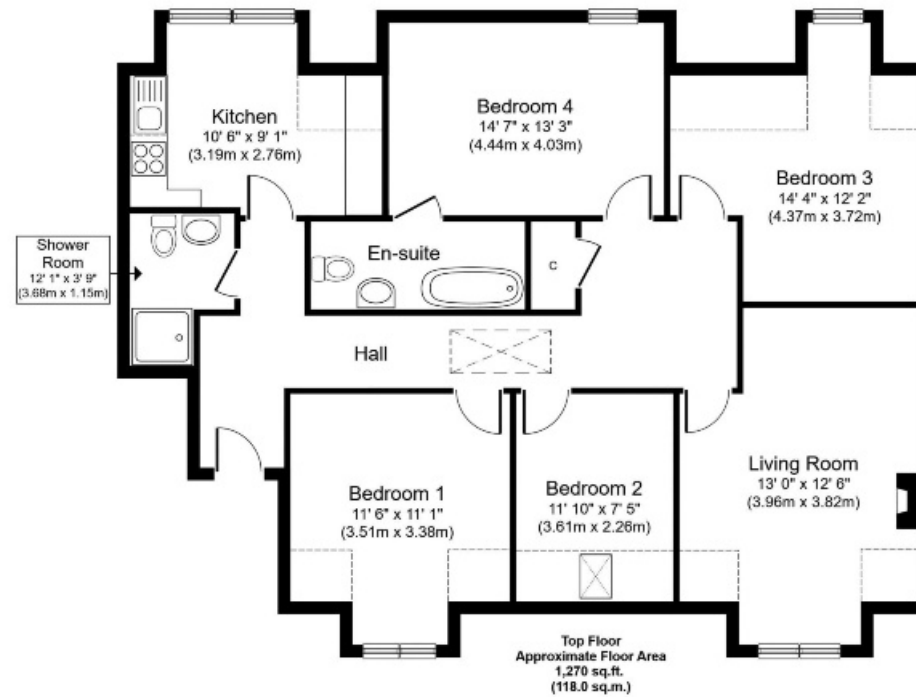
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.