

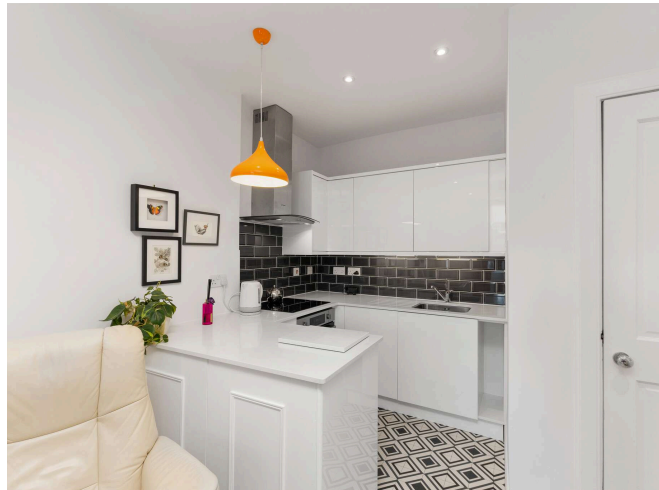


29/6 Spey Terrace
Edinburgh, EH7 4PU



"29/6 Spey Terrace is a delightful one bedroom flat in a popular area just off Leith Walk."

- SECURE DOOR ENTRY
- STAIRWELL
- HALLWAY
- LIVING ROOM/KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM WITH UNDERFLOOR HEATING
- ELECTRIC HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Located just over 2 miles from Waverley Station and the city centre, this property has excellent access to the city centre and it's amenities whether it's for work, rest or play. The area is well served by public transport and benefits from the tram service, providing a direct link to Edinburgh Airport. Alternatively, you can head north for 1.5 miles and find yourself in the cosmopolitan area of The Shore with boutique bars and restaurants or at Ocean Terminal where you will find high street stores and restaurants. Leith Walk is only a 5 minute walk from the flat, a bustling area with a range of specialist stores, barbers, beauty parlors and convenience stores. There is a large Tesco and Asda both located nearby which are sure to have all your needs covered. Pilrig Park, Leith Links and the Water of Leith Walkway all provide a quiet retreats.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B however, please check with the local authority.



DESCRIPTION

29/6 Spey Terrace is a delightful one bedroom flat in a popular area just off Leith Walk. Occupying the first floor of a traditional stone-built tenement. The property still retains some of the original tenement features and is decorated in fresh neutral tones. Presented in ready to move into condition and would ideally suit first time buyers or investors alike.

Accommodation comprises: shared stairwell; secure entry system; open plan living room, which is light and fresh, with neutral décor with an Edinburgh Press; kitchen is fitted with modern, white base and wall units, an integrated oven, gas hob and canopy complete the kitchen. The large storage cupboard in the lounge has been fitted as a utility space, housing the washing machine; double bedroom benefits from lots of light; shower room with heated towel rail and under floor heating.

Further benefits include electric heating, double glazing, on street parking, good local amenities and excellent transport links.

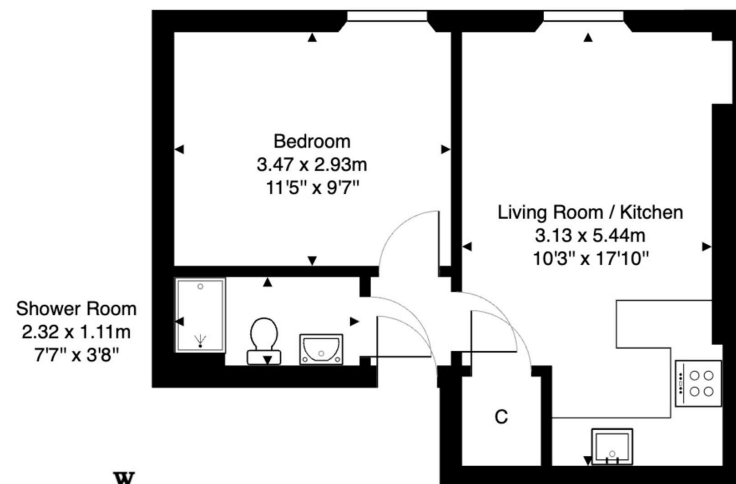
EPC RATING

The energy efficiency rating for this property is band D.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



29/6 Spey Terrace, Leith Walk, EH7 4PU



First Floor

Total Area: 32.5 m² ... 350 ft²

All measurements are approximate and for display purposes only.



ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

ēspc

OnTheMarket

zoopla

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565