




COULTERS[©]

8/6 TIMBER BUSH

LEITH, EDINBURGH, EH6 6QR

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

8/6 Timber Bush, a well presented second-floor flat in the heart of Leith's vibrant Shore district. This well-presented two-bedroom property is just a stone's throw away from all the amenities the area has to offer, making it an ideal first-time buyer's home. As you step inside, you'll discover a beautifully presented interior that perfectly balances comfort and style.



KEY FEATURES



Second floor well presented flat.



Two double bedrooms with fitted wardrobes.



Within walking distance of Leith Links.



Residents permit parking.



In the heart of The Shore.



Independent retailers and cafes nearby.



The sitting room with dining space is a bright and airy space with a Juliette balcony seamlessly flows in the modern kitchen. Wall and floor mounted cabinets provide ample kitchen storage along with integrated appliances including a 4-ring electric hob, oven and extractor hood.

The property further benefits double glazing for energy efficiency, new oil storage heaters, on-residents permit parking and the secure door entry system provides peace of mind. Whether you're a first-time buyer or looking for a low-maintenance home, 8/6 Timber Bush is an excellent choice for anyone seeking a convenient and stylish lifestyle in the heart of Leith.



THE LOCAL AREA

Edinburgh's historic area of Leith is consistently voted one of the world's coolest neighbourhoods. Leith Walk, The Shore and Newhaven offer a wide selection of popular bars, fashionable restaurants and stylish cafes plus there are excellent shopping facilities provided by Tesco and Asda superstores.

Leith Links provides a wonderful open green space with tennis courts and there's also a David Lloyd Health Club at Newhaven with swimming pools, fitness classes and a state-of-the-art gym. A weekly farmers market is held on Dock Place with street food, local produce, and handmade crafts. Excellent transport links mean that regular buses and trams take you into the City Centre and onto Edinburgh International Airport.

EXTRAS

All curtains, light fittings (excluding the sitting room light), fitted flooring and integrated appliances are included in the sale price.

GET IN TOUCH



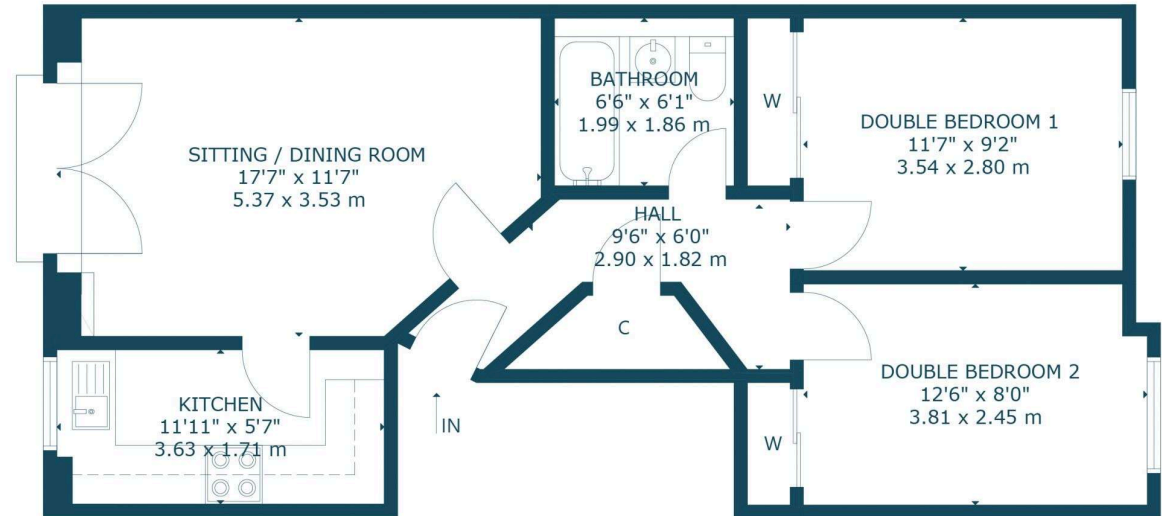
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SECOND FLOOR

8/6 TIMBER BUSH, LEITH, EDINBURGH, EH6 6QR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 625 SQ FT / 58 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.