










Offers Over
£450,000

11 Claremont Road

Leith Links | Edinburgh | EH6 7NE

An exceptionally charming main door flat, which forms part of a handsome period terrace, enjoying a superb high amenity location just a stone's throw from the beautiful open spaces of Leith Links.

-  3 bedroom
-  2 public room
-  1 bathroom
-  On-street free parking
-  Private front, side and rear gardens
-  EPC rating – D
-  Council tax band - F



Description

The internal space has a stylish presentation throughout and briefly comprises: entrance vestibule with decorative tiled floor leading into the main hallway which features coving to ceiling and solid wood flooring, bright and comfortable bay fronted reception with tasteful contemporary décor, ornate cornice work and attractive focal fireplace with stove, spacious dining kitchen which acts as a wonderful hub of the house and has been fitted with an excellent variety of modern units, coordinated wood worktops, tiling to splash areas and good built-in storage, off the kitchen there is a versatile utility/storage space which in turn leads to the back garden.

The accommodation continues with a generously proportioned principal bedroom with fireplace and coving, two further bedrooms, and family bathroom which comprises a high-quality Victorian style three-piece suite, monochrome tiled floor and over-bath shower.



Extras

All floor coverings, integrated appliances and blinds will be included.

Gardens and Parking

To the front of the house there is charming west facing garden, laid to lawn with well stocked shrub beds and bordered by a mature hedgerow. The garden continues to the side and here has been laid to low maintenance chip stones and is currently being used to grow vegetables. To the rear of the house there is a fully enclosed well-kept garden which features areas of decking, paved pathway and a variety of shrubs, small trees and climbing plants. The garden shed will be included.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Claremont Road enjoys an enviable position in the desirable residential district of Leith Links, lying just two miles (approx.) east of Edinburgh's City Centre. The delightful open spaces of Leith Links are within easy reach and slightly further afield is the cosmopolitan Shore area of the city hosting an array of bars, bistros and world class restaurants. Nearby Leith Walk boasts a variety of busy cafes, boutique shops and popular bars together with some of the hottest eateries Edinburgh has to offer. The property is just a short drive or cycle from Portobello Beach, with its famous promenade, and is well placed for accessing East Lothian and its beautiful beaches and iconic golf courses. Edinburgh City Centre is accessed via a frequent bus and tram service, or for the active commuter, via the recently installed cycle lanes.

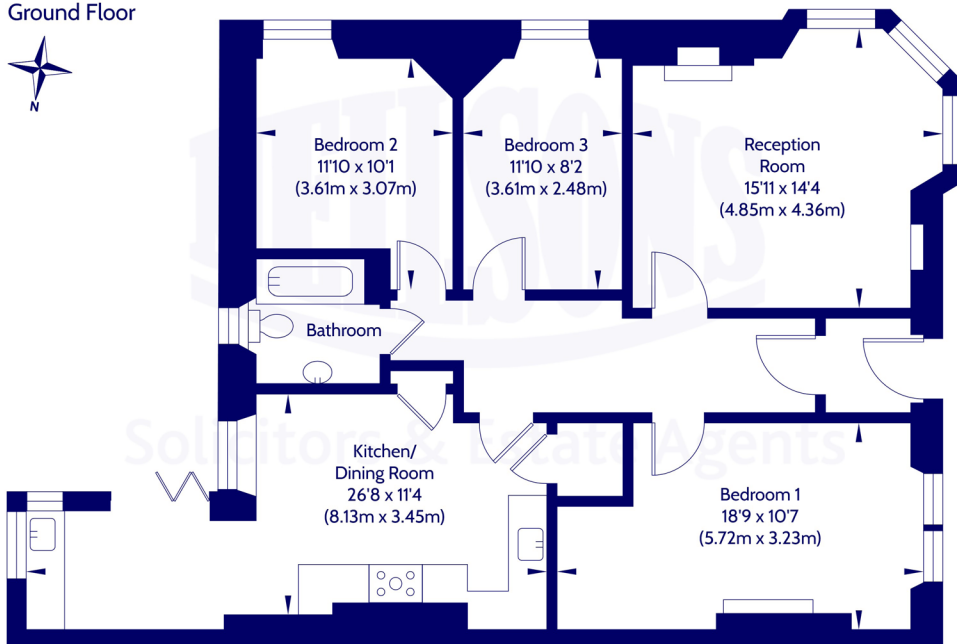


Approx. Internal Area 100.49 Sq M / 1082 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2024

Ground Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

