











Offers Over
£220,000

21/1 North Fort Street

Leith | Edinburgh | EH6 4HB

This exceptionally bright and spacious first floor flat is well placed in the vibrant district of Leith, close to the cosmopolitan Shore area with a choice of superb bars, restaurants, and cafes on offer. The property offers flexible accommodation and would undoubtedly appeal to first-time buyers, professionals, or investors. Early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Study/Office
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - C



Description

The accommodation in brief comprises; welcoming entrance hallway with useful storage, light and airy twin windowed reception/dining room, stylish fitted kitchen with a range of base and wall mounted units, two well proportioned double bedrooms, bright study creating the perfect home office, and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

Gardens & Parking

The shared drying green to the rear is well maintained with an area of lawn and shrubbery. Permit/metered parking is available within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



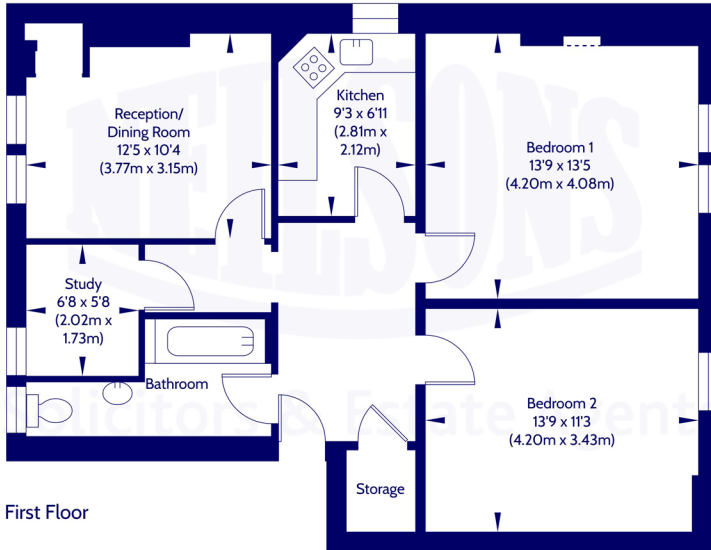


Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants, and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. Within walking distance you can find a local library, the Ocean Terminal complex, and Newhaven Harbour. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and the city-bypass is easily accessible with links to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 71.25 Sq M / 767 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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✉ mail@neilsons.co.uk

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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

