



Solicitors & Estate Agents










Offers Over

£210,000

1/3 New Orchardfield

Leith | Edinburgh | EH6 5ES

Charming two bedroom first floor flat forming part of a well-kept contemporary development, enjoying a superb location in Edinburgh's vibrant Leith area. Positioned just off Leith Walk with an array of excellent amenities and commuting links within walking distance, the property is perfect for the first-time buyer or buy-to-let investor.

-  2 beds
-  1 public
-  1 bathroom
-  Communal gardens
-  Residents parking
-  EPC Band - C
-  Council Tax Band - C



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with a handy storage cupboard, bright and spacious lounge/diner with a pleasant outlook over the shared garden, fully-fitted kitchen with a range of integrated white goods and tiling in splash areas whilst being styled with dark wooden cabinets and a marble-like worktop, generously proportioned double bedroom with integrated wardrobes and ample space for freestanding furniture, second large single bedroom currently used as a home office/study with more integrated wardrobes, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include a secure door entry system, electric heating and double glazing throughout.

Factor fees are payable of approximately £200 to £300 per quarter.



Extras

Selected fixtures and fittings, including; integrated induction hob and oven, freestanding fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There are beautifully maintained and mature communal gardens surrounding the development and for the car owner, there is ample unallocated residents parking space.

Viewing

By appointment through Neilsons 0131 625 2222.



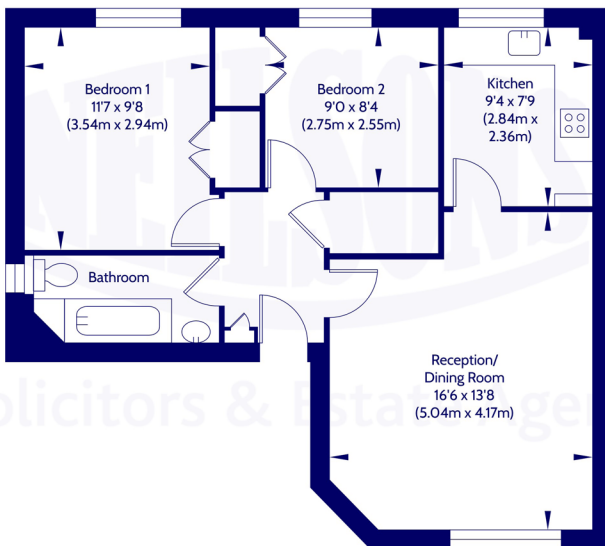


Location

The property is located just off Leith Walk, approximately one mile from the City Centre. The area boasts a wide variety of cosmopolitan bars, restaurants, specialist shops and supermarkets, together with a thriving café culture. The apartment is also a short walk away from the St James Quarter, with its excellent variety of high-quality retailers and an abundance of popular eateries. The location affords easy access to some superb green spaces including nearby Pilrig Park, Leith Links, the delightful Water of Leith Walkway and Edinburgh's popular cycle path network. The capital's vast range of theatres, museums and art galleries are also all close at hand and easily accessible via frequent bus and tram services. For the commuter, Waverly train station and St Andrews Bus Station are nearby, and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport.



Approx. Gross Internal Floor Area 56.9 Sq M / 612 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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