



Solicitors & Estate Agents










Offers Over

£285,000

198/2 Lindsay Road

The Shore | Edinburgh | EH6 6ND

This impressive, beautifully presented upper ground floor flat with fantastic private garden and secure parking forms part of an established modern development in the cosmopolitan Shore district of the city with excellent amenities, tram links and many of the Capital's renowned restaurants and attractions literally on your doorstep. Internal viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Private Garden & Balcony
-  Secure Underground Parking
-  EPC Rating – B
-  Council Tax Band - E



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with fantastic built-in storage including a utility cupboard, generously proportioned and bright lounge/dining open plan to stylish fitted kitchen and door providing direct access to the lovely balcony which in turn leads to the fantastic sized fully enclosed private garden, well proportioned principal bedroom with fitted wardrobes and en-suite bathroom with white three-piece suite and shower over bath, second good sized double bedroom with fitted wardrobes and modern shower room. Further benefits include gas central heating & double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated fridge/freezer, integrated cooker and integrated dishwasher.

Gardens & Parking

A real feature of this property is the fantastic sized fully enclosed private garden which is mainly laid to lawn and pleasantly overlooks the communal courtyard. There is also a decked area which provides the excellent space to enjoy outside dining/relaxing. For the car owner, there is an allocated parking space in the secure underground car park.

Factor

Hacking & Paterson factor the development to which a monthly fee of approx. £110 is payable for the upkeep of the communal areas and includes block buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

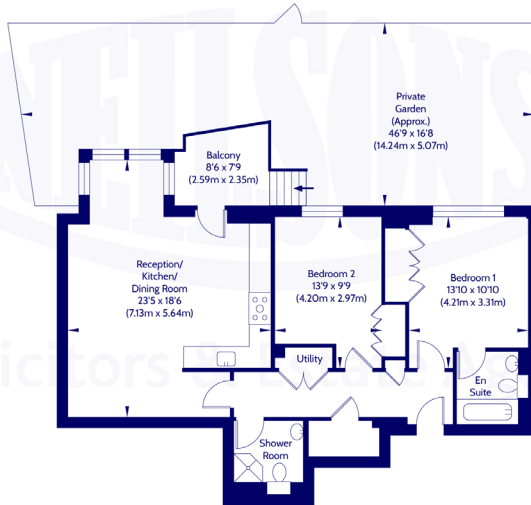
The property is located in the cosmopolitan Shore area which offers a superb array of bars and world-class restaurants as well as the Ocean Terminal shopping centre, a multi-screen cinema and a large Pure Gym. There are excellent public transport links, including a nearby tram stop which connects you to the City Centre and Edinburgh Airport. Many of the Capital's renowned restaurants, bars, cafes, art galleries and attractions are close at hand. There are also a fantastic range of leisure opportunities in the surrounding area including the marvelous Water of Leith Walkway, Leith Links, Victoria Park, Holyrood Park, Arthur's Seat and Craighentinny Golf Course.





Approx. Gross Internal Floor Area 80.89 Sq M / 871 Sq Ft.

Upper Ground 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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