



Solicitors & Estate Agents










Offers Over

**£210,000**

## 9/11 Thorntree Street

Leith | Edinburgh | EH6 8PY

This bright and generously proportioned top/third floor flat is situated within a quiet street, in the prime district of Leith close to a host of fantastic local amenities, commuting links and tram network system. The property which offers flexible accommodation would undoubtedly suit the first-time buyers or young professionals and viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band – A



## Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with original wooden floors running through most rooms, light and airy reception room, open plan modern fitted kitchen with appliances, two well proportioned double bedrooms, and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

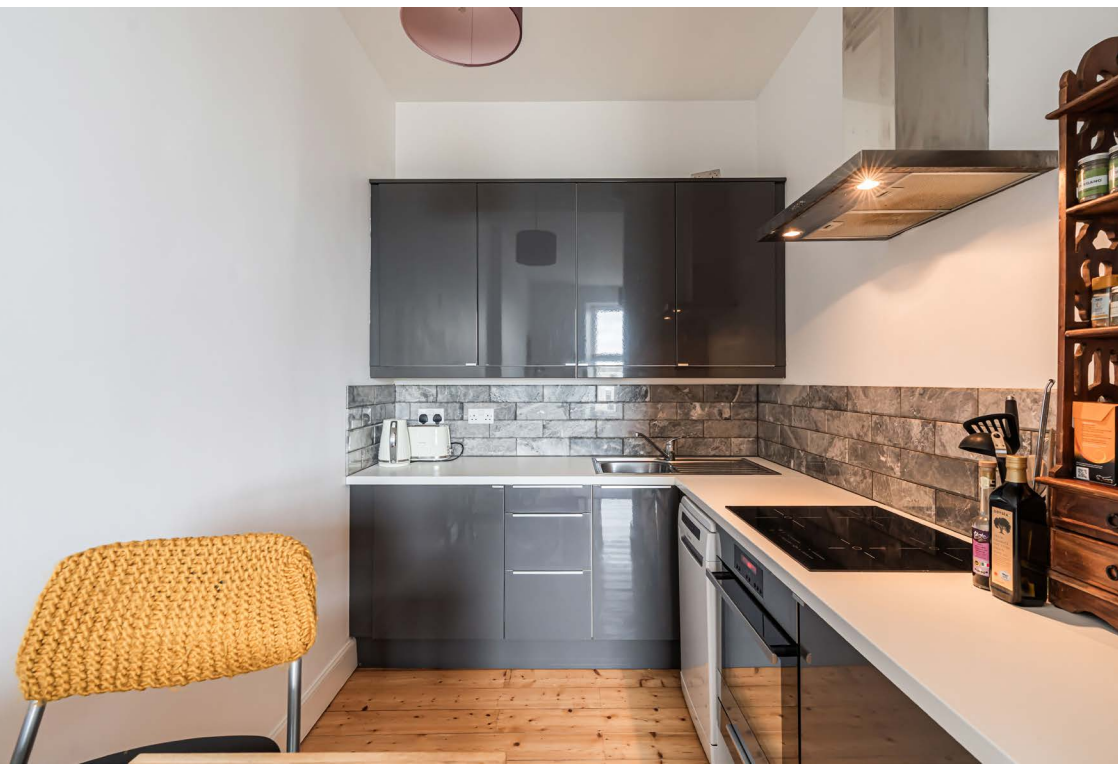
All fitted floor coverings and blinds will be included in the sale together with the hob, oven, integrated fridge and dishwasher. The stand alone island in the kitchen and the wardrobe in bedroom 1 will also be included in the sale.

## Gardens & Parking

There is a communal drying area located to the rear and permit/metered parking can be found to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

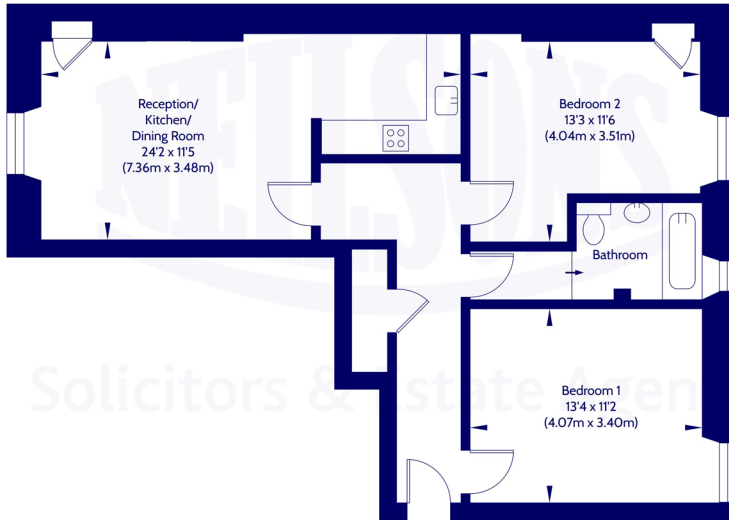
The property is located within the Leith district which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre including the Tram network and many of the Capital's renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There is a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park and Arthur's Seat. The cosmopolitan Shore area of Leith is within close proximity and offers a superb array of bars and world class restaurants. The Omni Centre and Ocean Terminal are close by, both housing many high street stores, a multiscreen cinema and gym.





Approx. Gross Internal Floor Area 69.42 Sq M / 747 Sq Ft.

### Third 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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