



Solicitors & Estate Agents










Offers Over

**£165,000**

## 68/16 Lorne Street

Leith | Edinburgh | EH6 8QF

Quietly situated, third (top) floor flat forming part of a traditional tenement in the popular residential area of Leith, close to excellent local amenities and transport links, including the tram stop which provides access to the City Centre and Edinburgh Airport. With modern interiors and in move in condition, this property is sure to appeal to first time buyers and professionals, and early viewing is recommended.

-  1 Bedroom
-  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, bright and spacious reception room with original wooden floors and feature fireplace, modern fitted kitchen with appliances, well proportioned double bedroom, shower room and separate WC. Further benefits include gas central heating and double glazing.

*This property has been subject to virtual staging in the reception room to show the effect of makeover on the property. It should be noted that the reception room is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

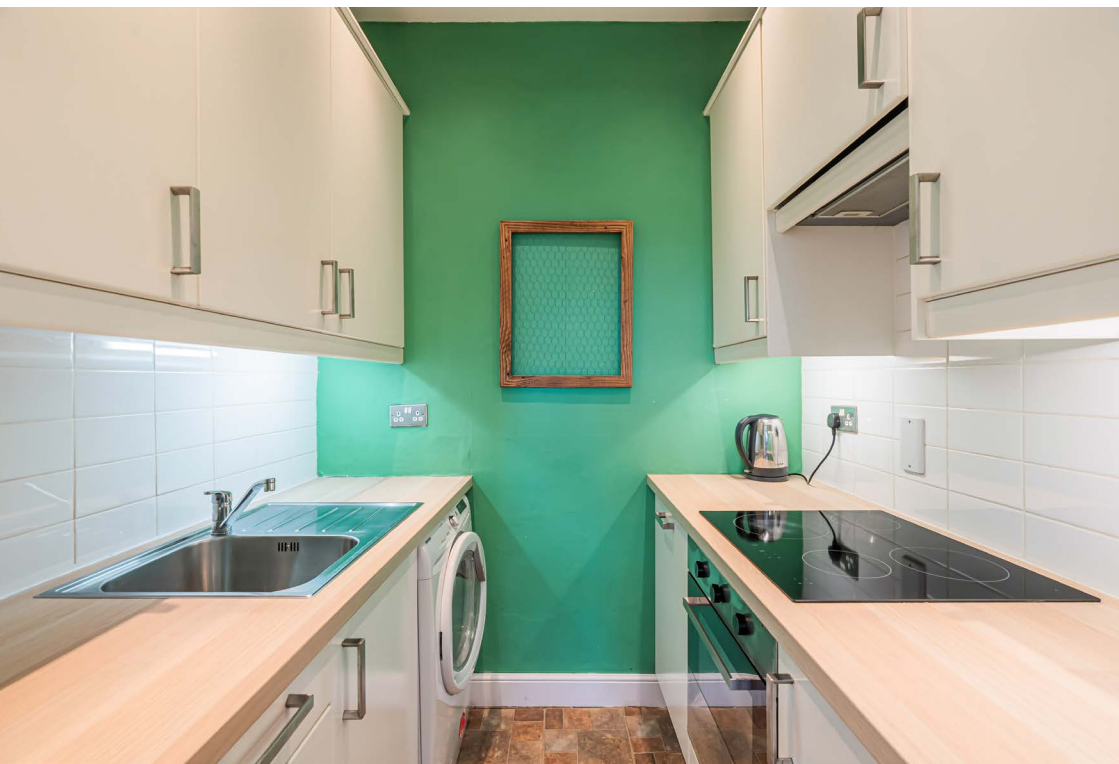
All fitted floor coverings will be included in the sale together with hob, oven, integrated fridge and washing machine. The wardrobe and mirror in the bedroom will also be included in the sale.

## Gardens & Parking

There is a communal garden to the rear of the tenement and permit/meter parking is available to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





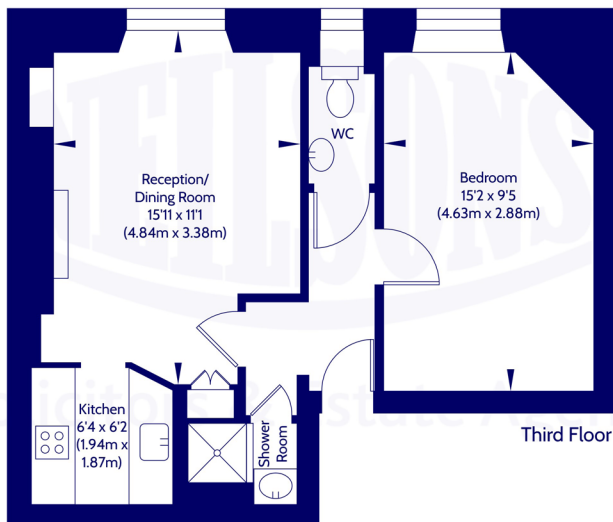


## Location

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 close proximity to Waverly 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 again offering a great choice of popular bars and restaurants. There are a variety of lovely 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 tram service direct to the Airport. The City-Bypass is easily accessible with links to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 41.83 Sq M / 450 Sq Ft.



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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