



Solicitors & Estate Agents









Offers Over

£220,000

5/6 Hermitage Park Lea

Leith Links | Edinburgh | EH6 8DY

Lovely, light and stylish 2 bedroom 2nd floor flat forming part of an established modern development with communal gardens and residents permit parking. Quietly positioned within a sought after location, close to many amenities, transport links and the delightful open green space of Leith Links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents parking
-  EPC Band - C
-  Council Tax Band - D



Description

Offered to the market in true move-in condition, having recently been upgraded with a new integrated kitchen, bathroom and new flooring throughout. Accessed via a secure entryphone system into the well kept communal stairwell, the well presented accommodation comprises entrance hallway with storage facilities, bay windowed lounge/diningroom with feature media wall with built-in storage. There is a contemporary integrated breakfast kitchen with built-in gas hob, electric oven and hood, integrated washer/dryer, dishwasher and fridge freezer. Two double bedrooms with built-in wardrobes and a modern bathroom with Rainfall shower and wash hand basin and WC set within vanity unit with storage. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings, light fittings and blinds will be included in the sale together with the gas hob/electric oven/hood, integrated fridge/freezer, integrated dishwasher and integrated washer/dryer.

Gardens and Parking

The property is set within well maintained communal garden grounds and two parking permits are available. There is a factoring fee payable to Ross & Liddle of approx. £100 per month for the upkeep of the communal areas.

Viewing

By appointment through Neilsons 0131 625 2222.



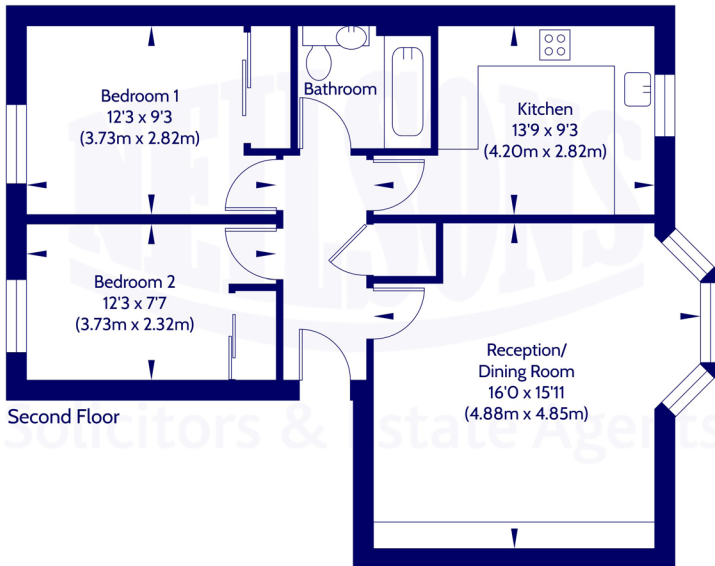


Location

The property enjoys an enviable position in the desirable residential district of Leith Links, lying just two miles (approx.) east of Edinburgh's City Centre. The delightful open spaces of Leith Links are within easy reach and slightly further afield is the cosmopolitan Shore area of the city hosting an array of bars, bistros and world class restaurants. Nearby Leith Walk boasts a variety of busy cafes, boutique shops and popular bars together with some of the hottest eateries Edinburgh has to offer. The property is just a short drive or cycle from Portobello Beach, with its famous promenade, and is well placed for accessing East Lothian and its beautiful beaches and iconic golf courses. Edinburgh City Centre is accessed via a frequent bus and tram service, or for the active commuter, via the recently installed cycle lanes.



Approx. Gross Internal Floor Area 61.31 Sq M / 660 Sq Ft.



Second 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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