



THE CHOUGH

14 Seafield Avenue, Leith Links, Edinburgh, EH6 7QG



Occupying a generous corner plot, this four/five-bedroom semi-detached house is a large and highly versatile residence that will appeal to families, offering two reception areas, a statement kitchen, and three washrooms, as well as a landscaped garden, a modern garage/workshop, and an expansive cellar with creative potential.

GENERAL FEATURES

Traditional semi-detached house with a corner plot
Quiet cul-de-sac setting in sought-after Leith Links
Generous accommodation and a garage extension
Lightly decorated interiors with period features

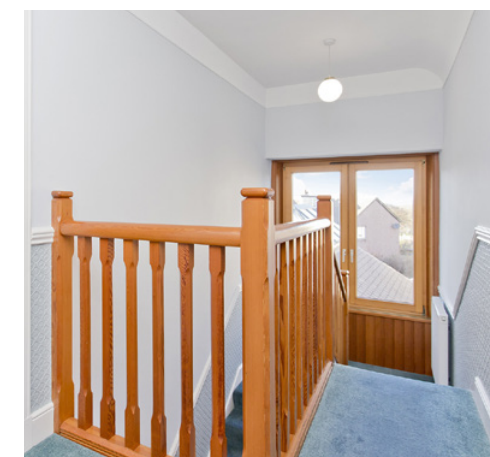
ACCOMMODATION FEATURES

Entrance vestibule with traditional floor tiles
Stained-glass door to a lovely central hall
Elegant living room with a box bay window
Versatile formal dining room/fifth bedroom
Newly installed, ultra-modern dining kitchen
Separate utility room with a rear porch
Naturally-lit first-floor landing
Generous principal suite with:
A walk-in wardrobe and en-suite WC
Two additional double bedrooms
One versatile single bedroom/home office
Contemporary three-piece shower room
Contemporary four-piece shower room
Gas central heating and double-glazed windows

EXTERNAL FEATURES

Low-maintenance front garden with mature plants
A fully-enclosed and landscaped rear garden
A substantial cellar with creative potential
Large garage/workshop extension with storage
Private driveway for additional parking

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TRADITIONAL

semi-detached house with a corner plot

The Chough is a traditional four/five-bedroom semi-detached house that offers a delightful blend of period charm and modern comforts, including a newly installed kitchen and two shower rooms. The interiors display attractive original features, alongside light décor that enhances an airy ambience. It offers an abundance of space and the flexibility to meet a variety of lifestyles. It further boasts a garage/workshop extension and a private cellar, both of which provide homeowners with a wealth of creative possibilities. Nestled on a quiet and leafy green cul-de-sac in sought-after Leith Links, the property has an idyllic setting that remains within easy reach of local amenities, schools, and transport links, including a nearby tramline to the city centre and airport.



WELCOME TO THE CHOUGH



Inside, you are greeted by an entrance vestibule with traditional floor tiles. A unique stained-glass door with an intricate bird motif adds to the characterful introduction, inviting you into the hall.

Here, the welcoming ambience sets the stage for the following accommodation.


TWO ELEGANT RECEPTION ROOMS

with period details



The living room enjoys a relaxed atmosphere, enhanced by the light decoration and engineered oak flooring. A box bay window floods the space in natural light, whilst intricate cornice work and a picture rail accentuate the home's heritage and refinement. In addition, a handsome fireplace (set between two built-in display cabinets) forms a charming focal point that provides the finishing touch.





Meanwhile, the formal dining room also features a picture rail, delicate cornicing, light décor, and engineered oak flooring, creating an elegant environment for family meals and dinner parties.

AN ULTRA-MODERN KITCHEN





*Designed
to impress*

A true highlight of the home is the ultra-modern dining kitchen, which is designed for both practicality and style. With sleek, handle-less cabinets and ample floor space for a table and chairs, this kitchen is a dream for culinary enthusiasts and families alike. It offers generous storage and a sweeping worktop in stone effect. Seamlessly integrated appliances (gas hob, concealed extractor, and raised double oven) add to the sophisticated aesthetic, along with plinth and undercabinet lighting for ambient moods. Bringing further convenience is an adjacent utility room, which offers lots of space for additional appliances before connecting to a rear porch for muddy boots.





VERSATILE BEDROOMS

to meet your needs

The property's first floor hosts three bedrooms, including the generous principal suite which boasts a walk-in wardrobe and a private en-suite WC. Like the principal bedroom, the second bedroom is also a double with light décor and soft carpeting. The third bedroom is a versatile single that forms an ideal home office, whereas the fourth bedroom is an easily accessible double on the ground floor. It provides homeowners with additional versatility, similarly to the formal dining room which could be used as a fifth bedroom (if preferred).





TWO MODERN SHOWER ROOMS

and an en-suite WC

The Chough has two shower rooms on the ground floor. The main family shower room has pristine contemporary styling and a luxurious four-piece suite, including a toilet, a bidet, a towel radiator, a half-pedestal washbasin, and a double walk-in shower enclosure with overhead rainfall and handheld showers. The other shower room has a modern three-piece suite, while the principal bedroom's en-suite WC enhances the practicality of this family-oriented home.

Extras: everything in the house (except the contents of the living room and the hall desk and mirror) is to be included in the sale. Additionally, all contents of the garage, shed and basement (ladders, gardening tools and lawnmower) are also included.





A PRACTICAL GARAGE

with workshop space

The garage/workshop is a modern extension enjoying cavity insulated walls, Scandinavian high security/insulated doors, triple glazed window, insulated and vented roof construction and double glazed cupola, resulting in ample parking and storage, with the added benefit of a double-height ceiling. Its versatility ensures it caters to a variety of needs and uses, whether for vehicle storage, a workshop, or a creative studio. There are also two external stores and there is a substantial cellar space below the property that yields further creative possibilities. Furthermore, the property has a private driveway for additional parking, set beside a low-maintenance front garden with mature planting.





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A natural sanctuary FOR OUTDOOR RELAXATION

A natural sanctuary, the rear garden is fully enclosed and beautifully landscaped. It offers a serene outdoor space that will appeal to all family members. It features a manicured lawn and neatly arranged patio areas for outdoor relaxation. Whether you are soaking up the sun or enjoying an alfresco meal, this tranquil space is made to impress.



PROPERTY NAME

The Cough,

LOCATION

Leith Links, Edinburgh, EH6 7QG

APPROXIMATE TOTAL AREA:

271.1 sq. metres (2918.2 sq. feet)

LOWER GROUND-FLOOR



GROUND FLOOR



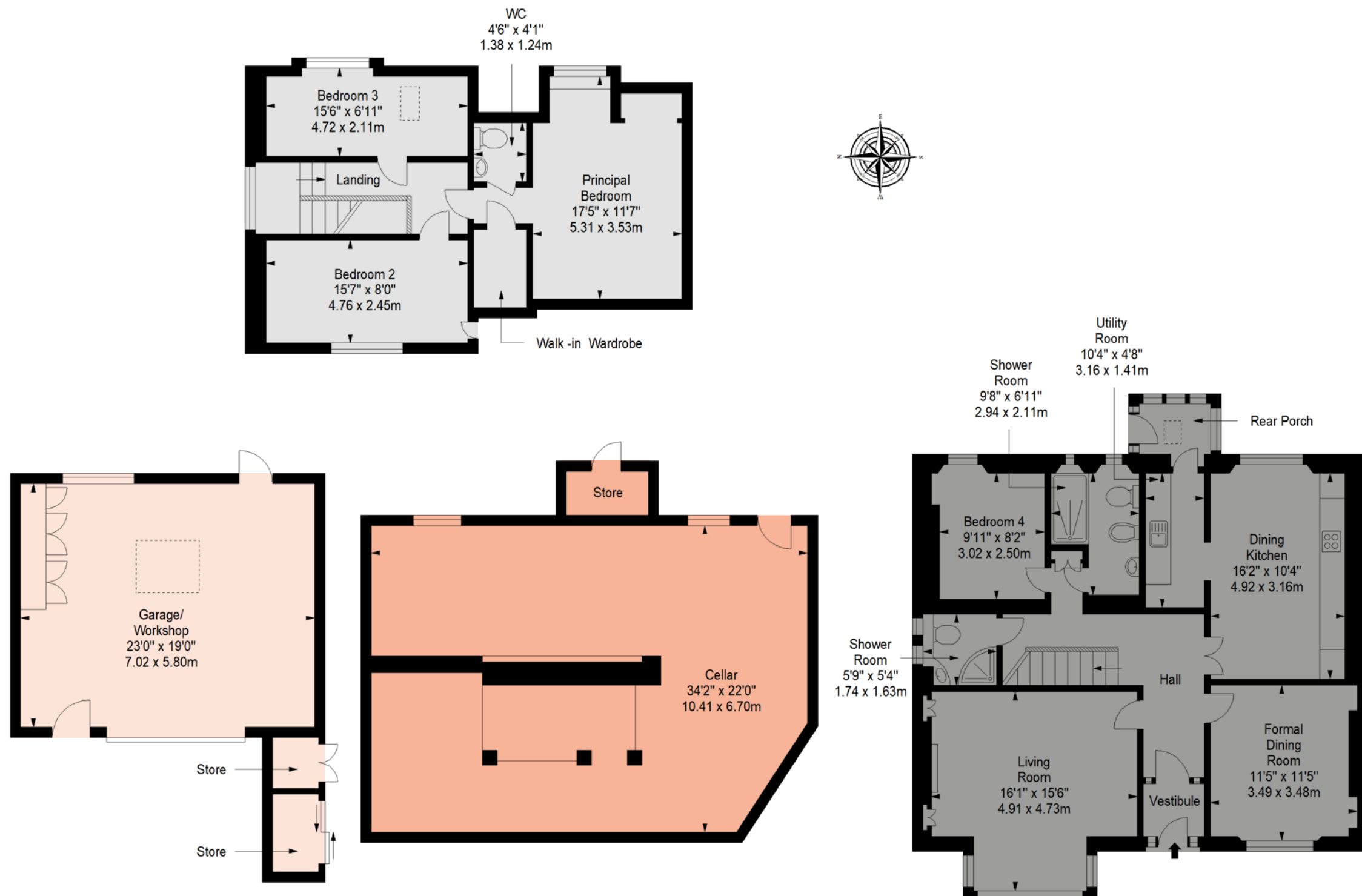
FIRST FLOOR



GARAGE/WORKSHOP



The floorplan is for illustrative purposes.
All sizes are approximate.



LEITH LINKS



Situated approximately two miles northeast of the city centre, the area of Leith Links forms part of Edinburgh's increasingly popular Leith district, which recently featured on The Times' list of 'Coolest places to live in Britain'. The Port of Leith, with its proud identity and sense of community, boasts a fascinating heritage, with many of the old bonded-warehouses and grand merchant buildings having been given a new lease of life as part of a comprehensive regeneration project. Residents enjoy the open green spaces of Leith Links and Claremont Park right on their doorstep. These are home to children's play areas, football pitches, tennis courts, a cricket pavilion, and a community croft. Meanwhile, the services and amenities around Great

Junction Street and Leith Walk are minutes' walk away, and just around the corner is The Shore: a cosmopolitan hotspot of artisan cafés, trendy bars, traditional pubs, and award-winning restaurants. More extensive shopping is available at Ocean Terminal shopping centre, which accommodates a cinema complex, a 24-hour gym and over fifty high-street stores. Primary and secondary schooling is provided locally and the area benefits from fantastic public transport links travelling across the city and beyond, as well as swift and easy access to the A1 and Edinburgh City Bypass. In addition, a tram link along Constitution Street provides the area with a direct commute through the city centre to Edinburgh International Airport.



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DISCLAIMER

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