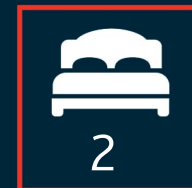


Fixed price £290,000

10 Prospect Bank Grove, Leith Links, Edinburgh, EH6 7NU





Delightful Two Bed Lower Villa Flat Now Benefit From Upgrading & Decor Pleasant Cul-De-Sac Location In Desirable Residential Area

This is a delightful extended two bed lower villa flat commanding an enviable setting within a small cul-de-sac in the highly regarded Leith Links district, close to excellent amenities, schooling and transport links.

An extremely charming property offering spacious family accommodation comprising: entrance vestibule/hallway, generous bay windowed lounge, fitted kitchen open to breakfast room overlooking the enclosed rear garden, two double bedrooms and bathroom. While enjoying the added comforts of gas central heating, double glazing and cavity wall insulation, upgrading and decoration would now be beneficial including some recommended specialist works (see Home Report). There are private easily maintained gardens to both front and rear. All fitted floor coverings, blinds, kitchen appliances and garden shed are included in the sale. Note: No warranty will be provided for appliances, central heating or systems.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Lounge	18'5 x 12'4 (5.61m x 3.76m)
Kitchen	10'7 x 9'10 (3.23m x 3.00m)
Breakfast Room	9'7 x 7'4 (2.92m x 2.24m)
Bedroom 1	11'11 x 10'7 (3.63m x 3.23m)
Bedroom 2	12'6 x 10'7 (3.81m x 3.23m)
Bathroom	7'4 x 5'10 (2.24m x 1.78m)

LOCATION

Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, ambience with the vast, open space of Leith Links itself providing pleasant outdoor amenities for sports and relaxation. Convenient to vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities with a wide choice of shops, restaurants cosmopolitan wine bars and cafes/bistros. Schools catering for all age groups are easily accessible, the property currently in the catchment areas for Leith Primary and Leith Academy. There is also a choice of several gyms and fitness studios including Leith Victoria Swim Centre, a 24-hour PureGym at Ocean Terminal and Meadowbank Sports Centre. A frequent and effective transport service operates to many parts of the city with the city bypass linking with major motorway networks within easy reach.

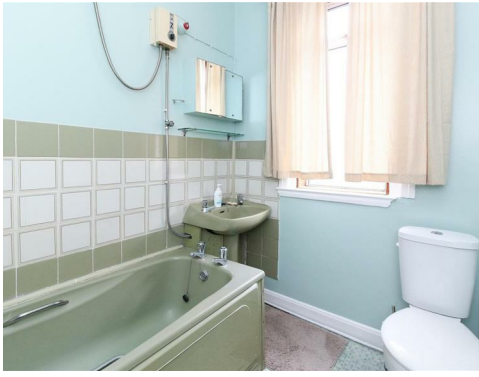
EPC RATING

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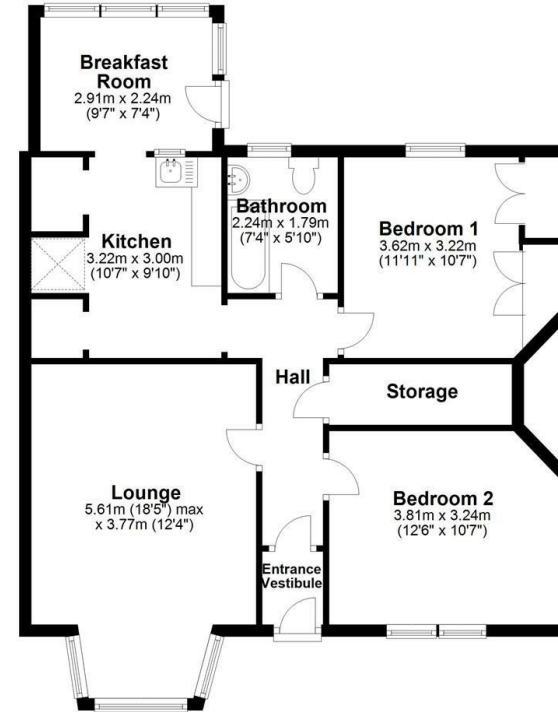
VIEWING

By appointment, please telephone agents 0131 554 6244





10 Prospect Bank Grove



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

HM Harper
Macleod LLP
Estate Agents & Solicitors

Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD
T: 0131 554 6244 E: estateagency.edinburgh@harpermacleod.co.uk

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.