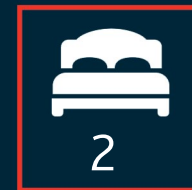




Offers over £345,000

93 Cornhill Terrace, Leith Links, Edinburgh, EH6 8EH





**Impressive Upper Colony Flat In Desirable Residential Area
Light, Elegant Family Accommodation Presented In Move-in Condition**

Viewing is highly recommended of this traditional upper colony flat (c1885) pleasantly located in the sought-after Leith Links district lying east of the city centre, close to excellent amenities, schooling, and transport links.

Presented in true move-in condition, the extremely bright, elegant interior boasts a wealth of period features adding to the charm and character of the property. The accommodation comprises welcoming reception hall, impressive bay windowed sitting room with decorative cornice and attractive fireplace, delightful family room/dining room, fitted kitchen, two double bedrooms and modern bathroom with white suite and shower. Tastefully decorated throughout, comfort is further assured by means of gas central heating and double glazing with excellent storage including access to an extensive attic which may be suitable for conversion subject to necessary permissions. There is a small enclosed private garden area to the front of the property and a lovely, landscaped garden to the rear thoughtfully laid out with patio areas to enjoy much of the day's sunshine.

ACCOMMODATION (WIDEST POINTS)

Sitting Room	16'10 x 14'3 (5.13m x 4.34m)
Family Room/Dining Room	16'10 x 10'5 (5.13m x 3.18m)
Bedroom 1	13'9 x 9'3 (4.19m x 2.82m)
Bedroom 2	13'9 x 10'2 (4.19m x 3.10m)
Kitchen	6'7 x 5'6 (2.01m x 1.68m)
Bathroom	9'2 x 4'2 (2.79m x 1.27m)

LOCATION

While Cornhill Terraces lies within easy access of the city's finest amenities there is an abundance of local convenience shopping within comfortable walking distance including the Meadowbank Retail Park or nearby Easter Road and Leith Walk with the Newkirkgate Shopping Centre. Schools catering for all age groups are easily accessible with many recreational facilities in the vicinity including Leith Victoria Swim Centre, Craigentiny golf course, Meadowbank Sports Stadium and the vast greenery of Leith Links itself with tree-lined avenues and walkways, play area and tennis courts providing a lovely environment for families and dog walking. The vibrant Shore district is also within easy access where there is wonderful variety of restaurants, bars and bistros as well as the Ocean Terminal with major retail outlets and multiscreen cinema. A frequent and effective public transport service operates nearby to many parts of the city with easy access to the city bypass linking with major motorway networks.

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.

EXTRAS

All fitted floor coverings and blinds.

EPC RATING

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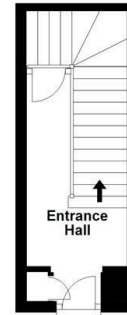
VIEWING

By appointment, please telephone 0131 554 6244

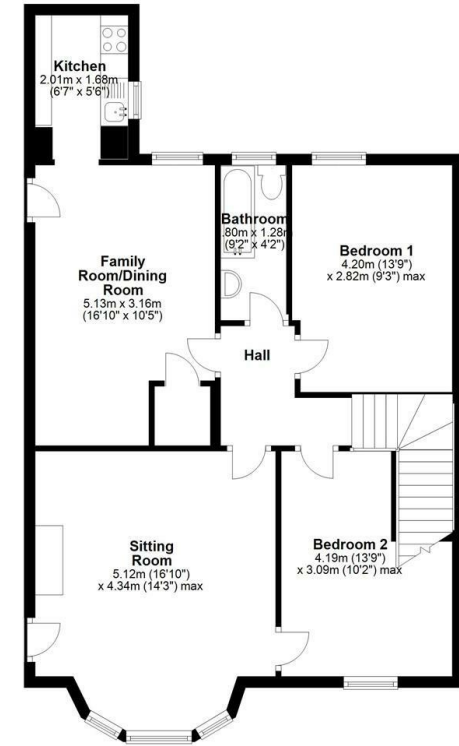




Ground Floor



Upper Floor



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

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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.