

Offers over £250,000

11 Hamilton Wynd, Lindsay Street, Leith, Edinburgh, EH6 4EH





Deceptively Spacious Family Home In Highly Desirable Area Convenient To Excellent Local Amenities, Schools And Transport Links

Most appealing terraced villa enjoying a highly desirable city location in the fashionable Leith district, convenient to a wide variety of excellent amenities, schools and transport links.

This deceptively spacious family home offers light, flexible living space, generous in size and convenient in layout. The delightful, well-presented interior comprises: entrance vestibule with storage, charming open plan lounge/dining room/well fitted kitchen with breakfast bar, hob/oven/hood and automatic washing machine/tumble drier, inner hall with steps down to two comfortable bedrooms and steps up to a good-sized third bedroom and stylish shower room. Tastefully decorated, comfort is further assured by means of electric storage/panel heaters complemented by the installation of double-glazed windows. The property is set within easily maintained private courtyard gardens, the small front enclosed garden gated for privacy with the rear enclosed garden with bright, southerly aspect providing a high degree of privacy and is a particular sun trap to enjoy much of the day's sunshine.

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/Dining/Kitchen	25'3 x 16'8 (7.70m x 5.08m)
Bedroom 1	12'3 x 9'7 (3.73m x 2.92m)
Bedroom 2	12'3 x 9'7 (3.73m x 2.92m)
Bedroom 3	9'7 x 7'7 (2.92m x 2.31m)
Shower Room	9'7 x 7'2 (2.92m x 2.18m)

LOCATION

While convenient for access to the finest amenities of the city centre, the property is ideally placed for superb local convenience shopping including the nearby Ocean Terminal shopping mall offering a range of major retail outlets, restaurants, pure gym and cinema complex with the vibrant Shore district also offering a variety of fine restaurants, bars and bistros. Schools catering for all age groups are easily accessible, the property currently in the catchment area for Trinity Primary and Trinity Academy. A frequent public transport service operates nearby to many parts of the city with the tram system operating from Newhaven to Edinburgh Airport also close by.

EXTRAS

All fitted floor coverings, hob/oven/hood & automatic washing machine/tumble drier (no warranties) and garden shed.

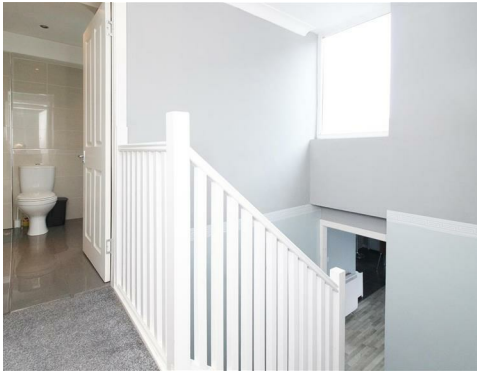
EPC RATING

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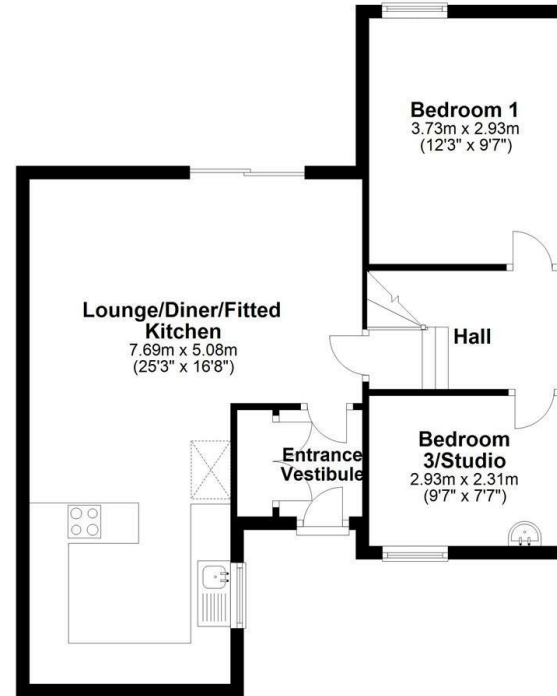
VIEWING

By appointment, please telephone agents 0131 554 6244

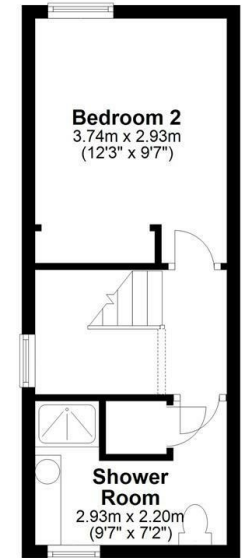




Ground Floor



First 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.