



Offers over £190,000

10/2 New Orchardfield, Edinburgh, EH6 5ET





## Hugely Impressive One Bed Ground Floor Flat With Residents Parking Newly Upgraded And Decorated

The subject of sale comprises a hugely impressive one bed ground floor flat pleasantly located with bright rear southerly aspect in the fashionable Leith district, convenient to wide ranging amenities and transport links.

Forming part of a factored building within a well-established residential development, this extremely desirable property offers a light, freshly decorated interior with attractive fitted flooring throughout to be presented to the market in true move-in condition. This stunning starter home with letting potential was recently upgraded to include a new bathroom suite with electric shower/screen and new kitchen fittings with integrated electric hob and oven, automatic washing machine and fridge/freezer. In brief, the accommodation comprises: welcoming hallway with storage, charming lounge with door to delightful communal gardens, well fitted kitchen with appliances, double bedroom with fitted wardrobe and stylish bathroom. Comfort is further assured by means of new electric heating complemented by the installation of double glazing and the property also benefits from useful storage facilities and residents' parking. Hard wired smoke and heat detectors have also been installed.

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)

<b>Lounge/Diner</b>	18'4 x 12'9 (5.59m x 3.89m)
<b>Double Bedroom</b>	10'10 x 10'6 (3.30m x 3.20m)
<b>Kitchen</b>	9'7 x 6'1 (2.92m x 1.85m)
<b>Bathroom</b>	7'4 x 6'1 (2.24m x 1.85m)

## LOCATION

While there is an abundance of local convenience shopping on nearby Leith Walk, New Orchardfield also lies within comfortable walking distance of the city's finest amenities. Excellent leisure facilities in the vicinity include close by Pilrig Park, The Playhouse Theatre and Omni Centre with multi screen cinema , gym and a selection of restaurants/bars including the Ednburgh Street Food Market. The Water of Leith Walkway also offers scenic walks and cycling opportunities. While the property enjoys an excellent location it is also convenient to a frequent and effective public transport service operating to many parts of the city including the tram system running between Newhaven and Edinburgh Airport. The city bypass and main motorway networks are also within easy reach.

## EXTRAS

All fitted floor coverings, hob/oven, automatic washing machine and fridge/freezer.

## EPC RATING

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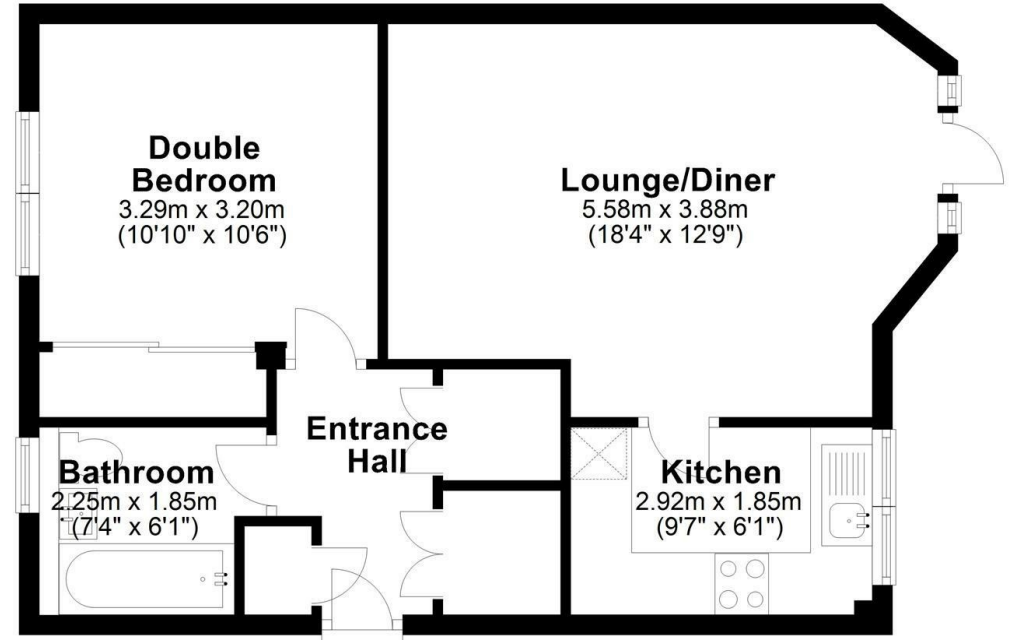
## VIEWING

By appointment, please telephone 07870 693063





## 10/2 New Orchardfield



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