



Bright and spacious

One-bedroom, top floor flat



This bright and spacious, one-bedroom, top floor flat has a fantastic location, a stone's throw from the vibrant Leith Walk, with its excellent selection of cafes, restaurants, independent shops and the Tram. The flat has beautiful period features, including cornicing, high ceilings, fireplace and lovely views to Arthur's Seat, Calton Hill and beyond. The accommodation consists of a communal stair, with an entry phone system, a hall, with storage, a generous, light filled living room, with an attractive fireplace, an Edinburgh Press and a lovely outlook. The dining kitchen is a good size, with plenty of fitted units, appliances, ample space for dining, a utility cupboard, a cupboard housing the boiler and a larder cupboard. There is a double bedroom, with a leafy outlook, a box room, ideal as a study, and a bathroom. There is also a communal garden to the rear.

Key Features

- Communal stair, with entry phone
- Hall, with storage
- Living room
- Dining kitchen
- Box room
- Bathroom
- Partial double glazing
- Gas central heating
- Communal garden
- On-street parking





Leith

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area as well Leith Walk with its array of shops, cafes and restaurants. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route or the Tram. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£225,000

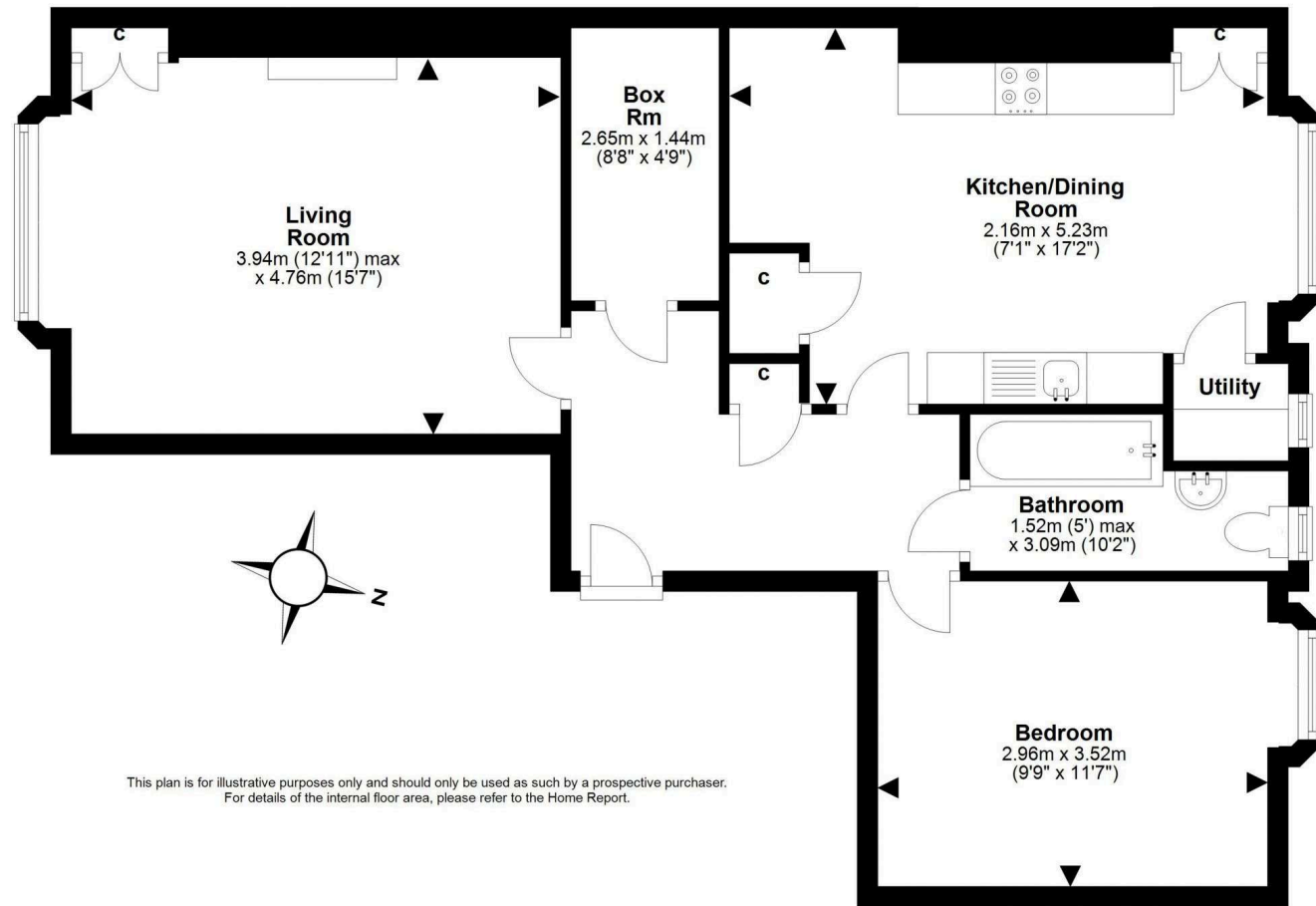
EPC Rating

D

Tenure

Freehold





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