



Attractive

One-bedroom, second floor flat



An attractive one bedroom, second floor flat with a peaceful outlook looking over a well-kept communal garden. It is situated in the heart of Leith, a stone's throw from the Shore area and Water of Leith close to excellent local amenities and transport links including the new tram line. Now in need of minor modernisation, this property offers most spacious accommodation, with period features and the potential to reconfigure the layout subject to the usual permissions. The accommodation consists of an entrance hall, an attractive open plan lounge/ kitchen with two windows and dining area to the side. The kitchen has a generous amount of quality wood effect units at wall and floor level, toning works tops and tiled splashbacks. There is a large double bedroom with panelled inset window, deep plan cornice and built in wardrobes. The internal tiled shower room is large, housing a shower cubicle, wash hand basin and WC. There is a well-kept communal garden to the rear of the property. This is an ideal flat for those looking to add their own stamp to a property.



Key Features

- Hall
- Open plan lounge/kitchen
- Double bedroom
- Shower room
- Gas central heating
- Double glazing
- 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, light fittings, electric hob and oven, automatic washing machine /drier, fridge- freezer (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

£175,000

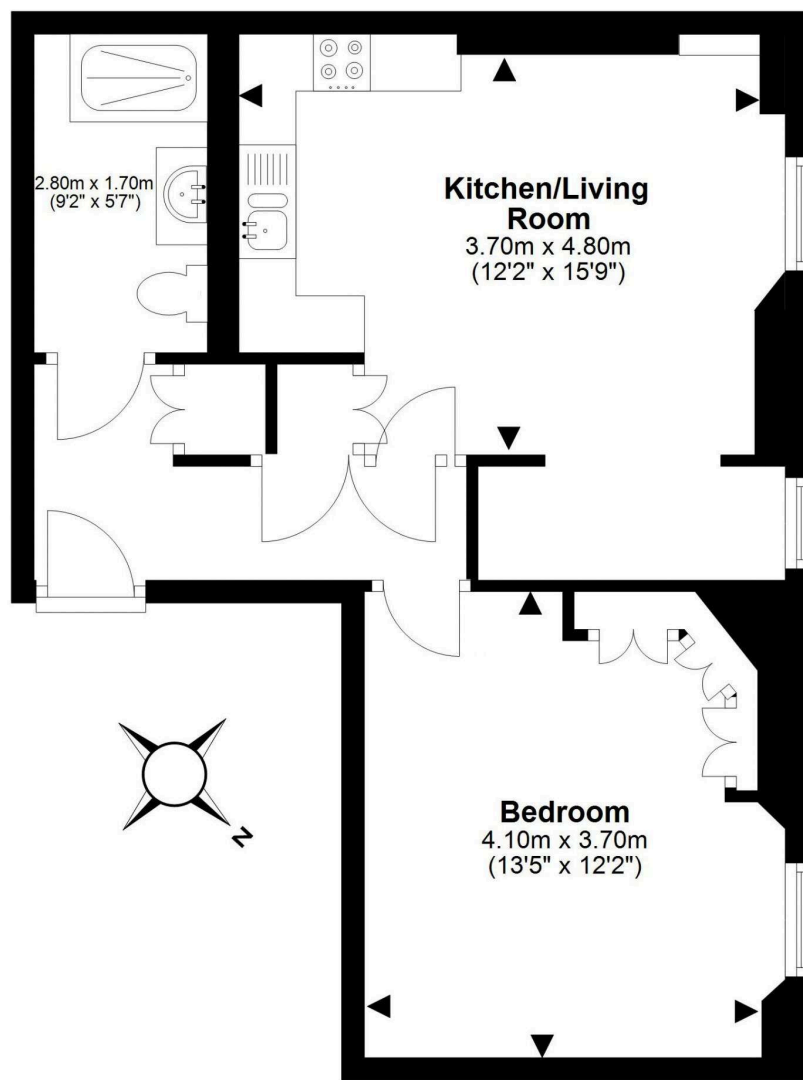
EPC Rating

C

Tenure

Freehold





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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