



Charming

Three bedroom, top floor flat



This charming and spacious three-bedroom, top floor flat forms part of a B-Listed tenement building in the heart of Leith's vibrant Shore area. This fantastic location has an excellent selection of cafes, shops, bars, restaurants, the Water of Leith cycle path and walkway, the Tram and Leith Links a short walk away. The flat is beautifully presented throughout and offers a versatile layout, light filled rooms, period features and stunning roof top views of old Leith. The accommodation consists of a secure communal stair, a hall, with good storage and exclusive access to the floored and insulated attic, a generous dining lounge, with twin windows, with a lovely outlook and a wall of bookcases. The kitchen has a good range of white, modern, fitted units, appliances, very nice tiling and a window seat. The flat benefits from three double bedrooms, all with storage, and a smart family bathroom. There is a communal courtyard to the rear of the building. The beautiful historic location of this flat is ideal for a family home, or a lock-up and go property.

Key Features

Three double bedrooms

Original windows with double glazed secondary glazing

Exclusive use of the extensive floored attic

Hall

Dining lounge

Kitchen

Bathroom

Gas central heating

Communal courtyard

Meter and permit parking

Communal stair and entry phone



The Shore

Ideally placed in the Shore area with its Michelin Star restaurants, bistros, bars & cafes and a range of local shops, Ocean Terminal with its cinemas, restaurants and cultural attractions such as Custom Lane and Leith Theatre. There is also a local Farmers Market, a Sainsbury Local and an Aldi nearby, an Asda along at Newhaven and a Tesco at the foot of Easter Road. The flat is well located for Leith Links, walks along the Water of Leith, New Kirkgate Shopping Centre and Leith Victoria Swim & Fitness Centre. Regular bus services travel to the City Centre and other parts of Edinburgh from the main road, North Edinburgh Bike Network. The Leith to City Centre cycle & walking route is also close at hand. The tram extension connects the area directly to Edinburgh Airport with the Constitution Street tram stop a two minute walk from the property.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine, dishwasher, fridge and a 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

D

Home Report Valuation

£335,000

EPC Rating

C

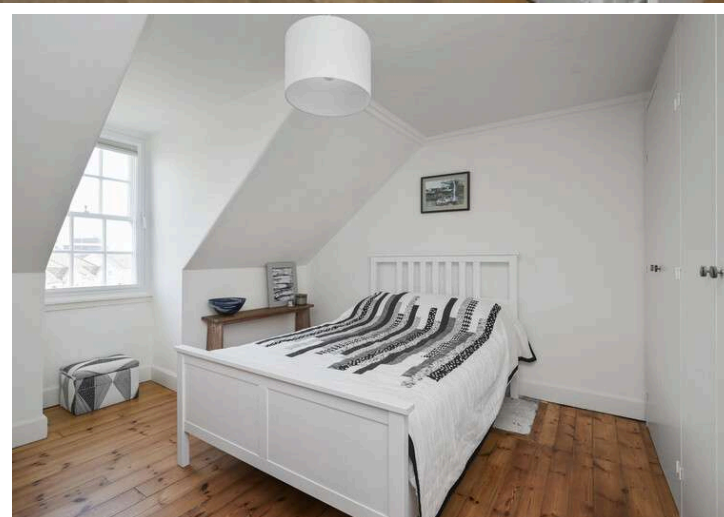
Tenure

Free hold

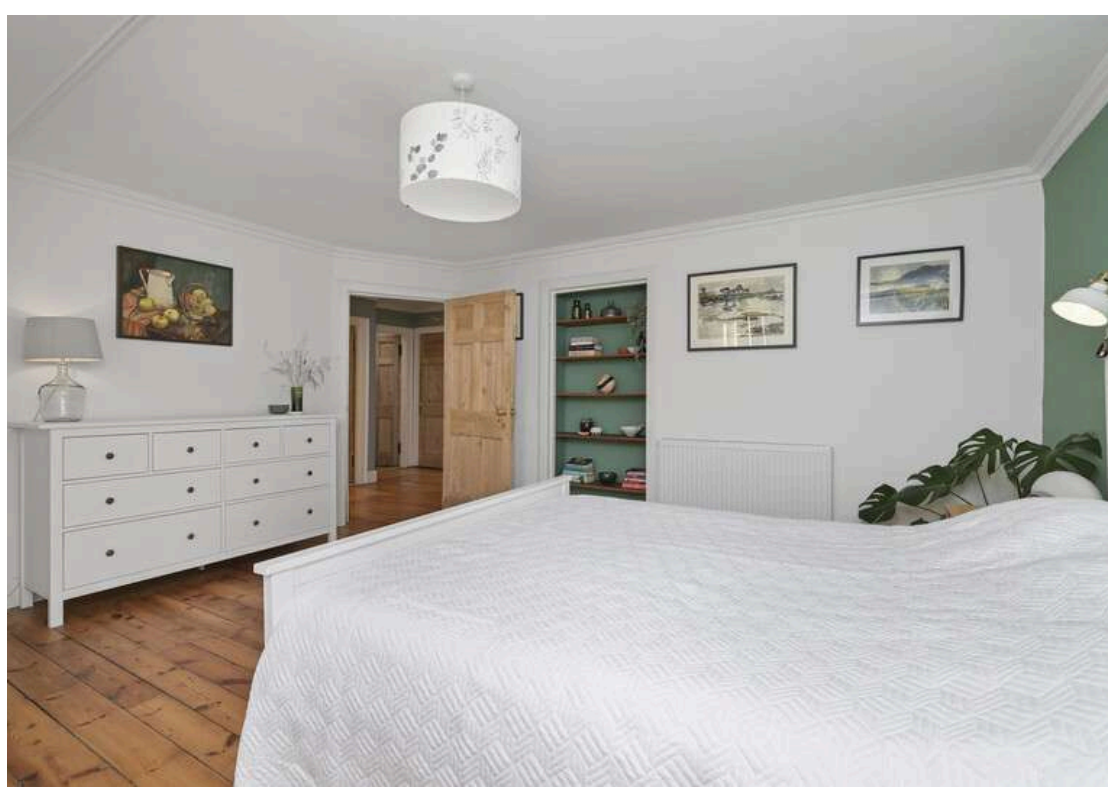
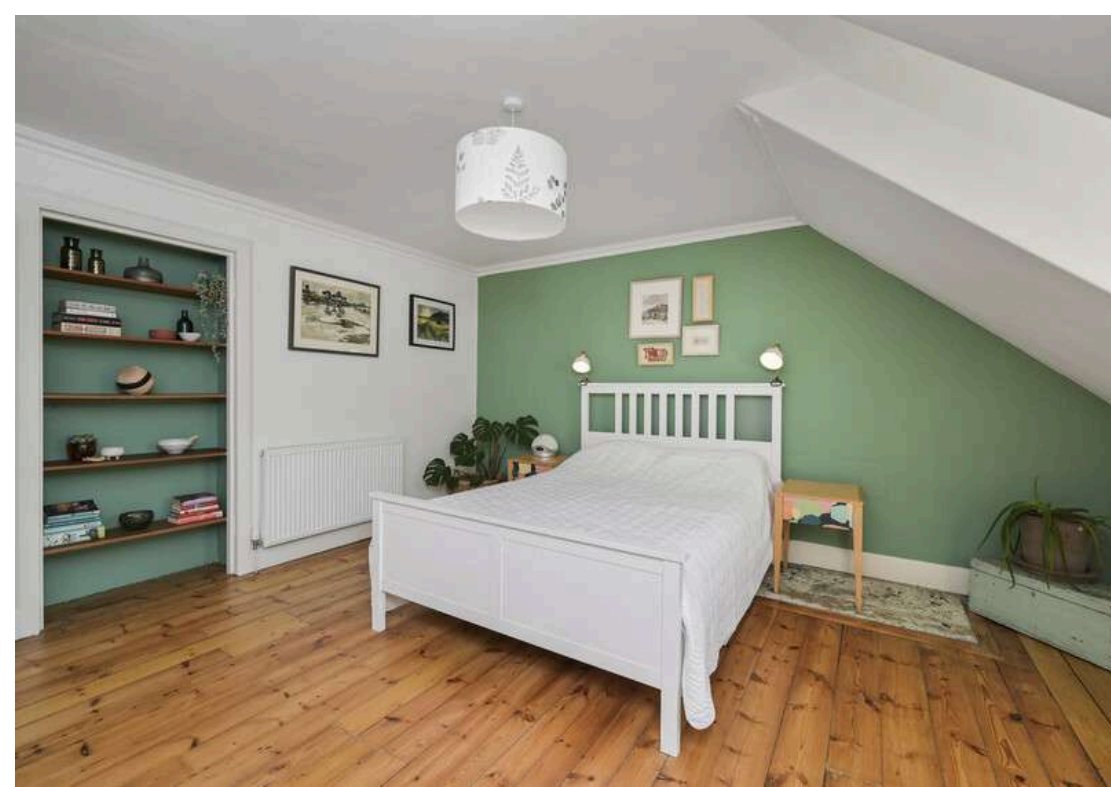


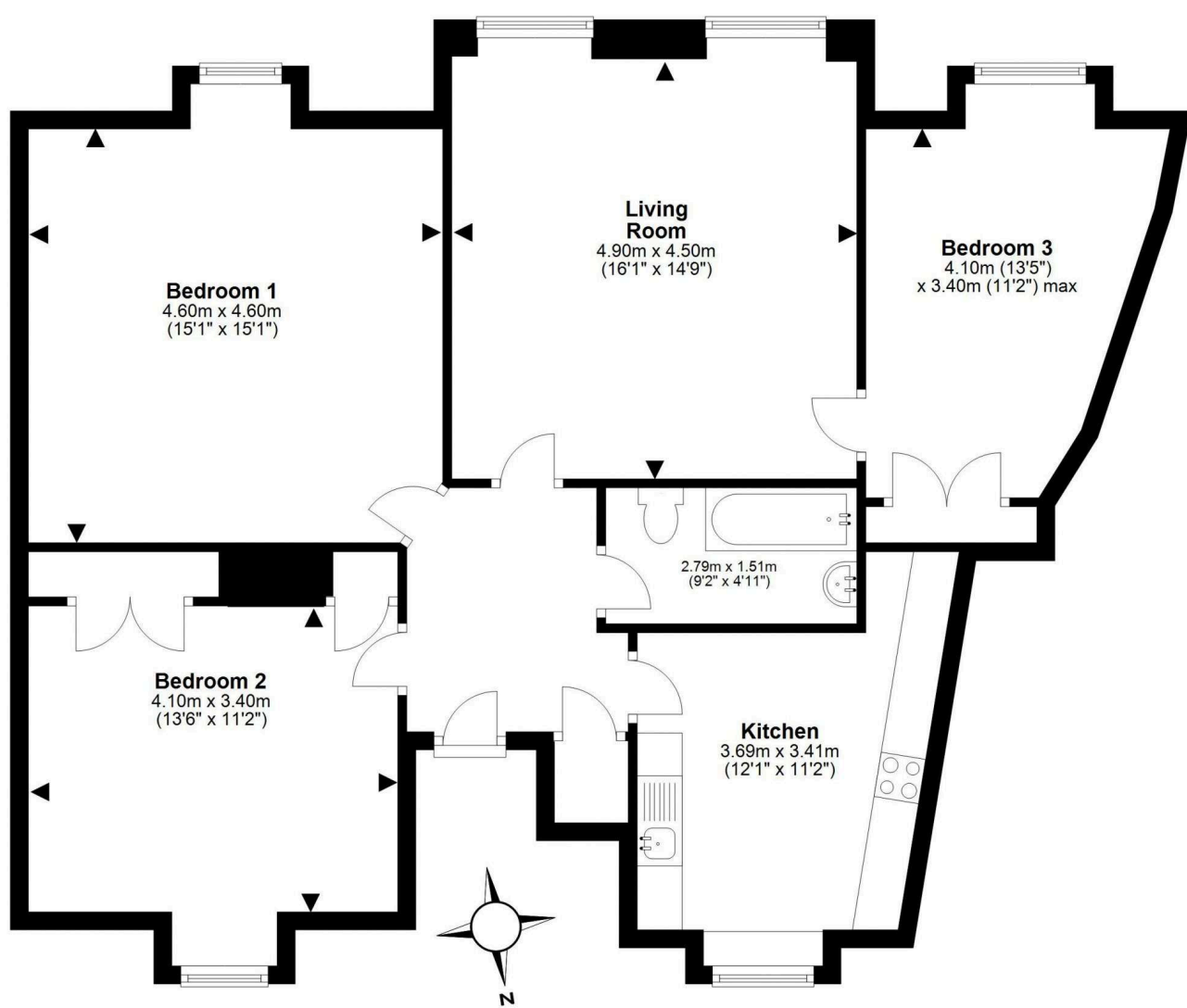


"Bright and spacious B-Listed tenement building in a fantastic location in the heart of Leith's vibrant Shore district"









Total area: approx. 99.5 sq. metres (1071.1 sq. feet)

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



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