



Attractive

One bedroom, main door, ground floor flat



Attractive, one-bedroom, main door, ground floor flat situated on a quiet street in the sought after Leith district in Edinburgh, close to excellent local amenities, and a stone's throw from the Newhaven Tram line and Ocean Terminal. The accommodation consists of a private entrance, hallway, living room, with a feature fireplace, and a modern kitchen, with attractive grey units and complementary tiles and worktop. There is also a double bedroom, with a built-in wardrobe and a cupboard housing the hot water tank, and a smart shower room. To the front of the property there is a private garden, which is paved and edged with shrubs. This is a fantastic property for a first-time buyer or investment opportunity.

Key Features

- Hall
- Lounge
- Kitchen
- Double bedroom
- Shower room
- Storage heating
- Private front garden
- Permit and meter parking

Some photos have been virtually staged for illustration purposes



Leith

Leith is an established, independent community and is very much selfcontained. 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. 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. 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, light fittings, oven and hob 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

C

Home Report Valuation

£200,000

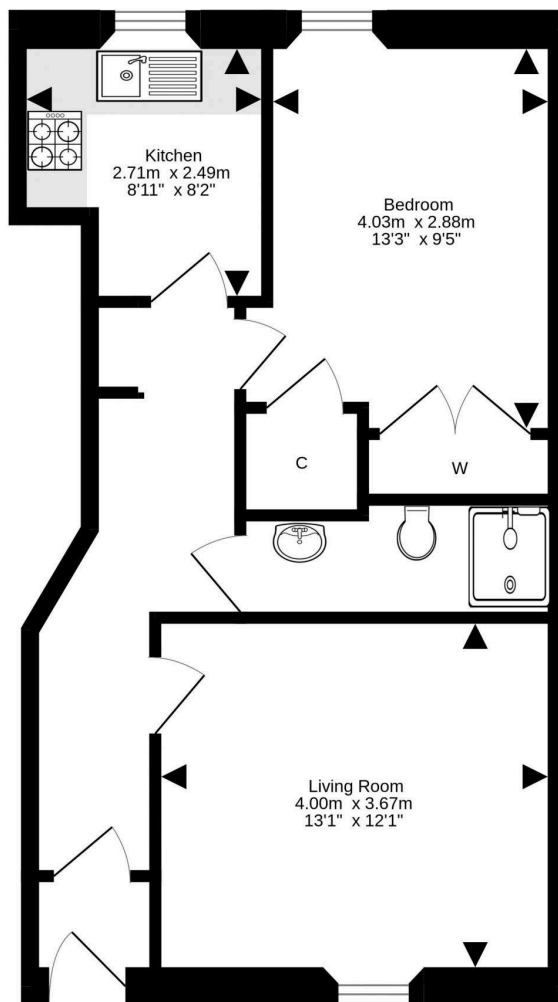
EPC Rating

F

Tenure

Free hold





TOTAL FLOOR AREA : 48.1 sq.m. (518 sq.ft.) approx.
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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