



Versatile accommodation, with period features

Three-bedroom, double upper Colony flat



Fantastic, three-bedroom, double upper Colony flat in the desirable Leith Links area of Edinburgh, close to local amenities, a stone's throw from Leith Links, good schools and transport links. Packed full of period features and in genuine move-in condition, this rarely available property is ready for the next owner to make this blank canvas their own. There is a private entrance stair, hall, with generous storage, a lovely lounge, with a stunning fireplace, with gas flame fire, attractive tiling and a marble surround, an Edinburgh Press, working shutters, cornicing and a ceiling rose. The dining room has an Edinburgh Press, a cupboard housing the washing machine and it opens into the kitchen, which has a range of modern units, appliances, wood worktop, working shutters and both rooms have window seats. There is also a single bedroom, with a window seat and shutters on this level. On the upper floor there is a double bedroom, with bay window and beautiful fireplace, a second double bedroom, with a bay window, walk-in wardrobe, and a very smart family bathroom, with a bath and overhead shower, Velux window and built-in storage. There is a lovely, private, fully enclosed garden to the front of the property, mainly laid to lawn and has a shed.

Key Features

- Entrance stair
- Hall
- Lounge
- Dining room
- Kitchen
- Three bedrooms
- Bathroom
- Good storage
- Gas central heating
- Double glazing
- Private garden
- On-street parking



Leith Links

Leith Links, which lies to the North-East of the city centre, has a range of local shopping facilities which cater for day to day needs with a more comprehensive variety available in nearby Leith Walk and Ocean Terminal. Its location, within close proximity to the Scottish Government's offices at Victoria Quay, offers regular public transport runs to and from the city centre and surrounding areas. Recreational amenities include nearby Leith Links. The fashionable Shore district offers an increasingly large choice of renowned restaurants and wine bars.



Extras

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

£370,000

EPC Rating

D

Tenure

Freehold

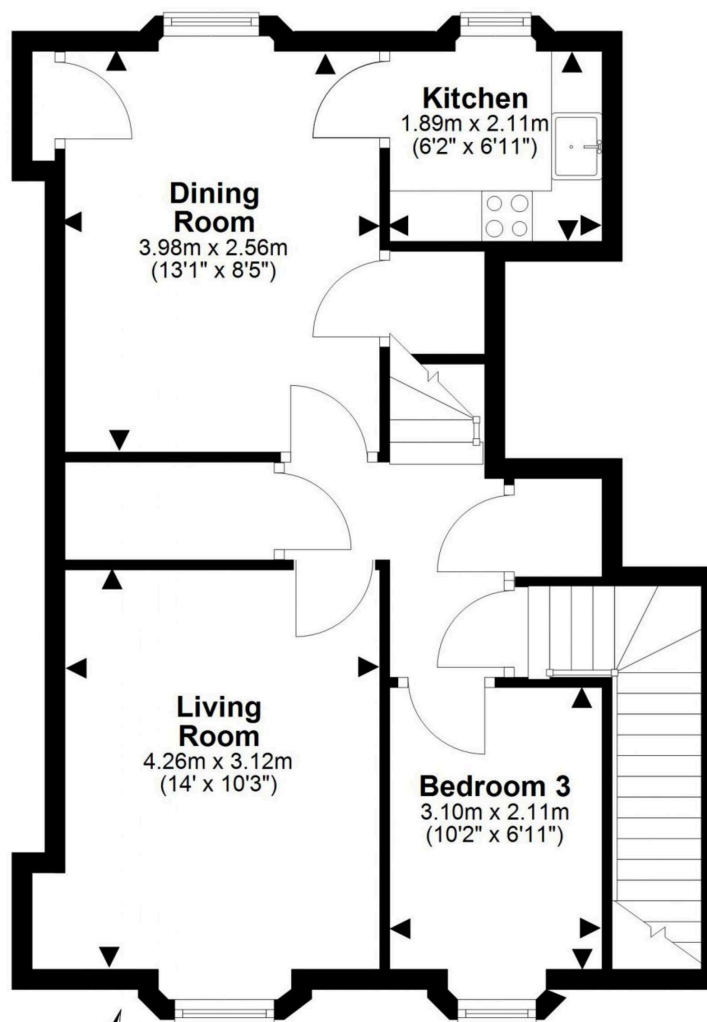




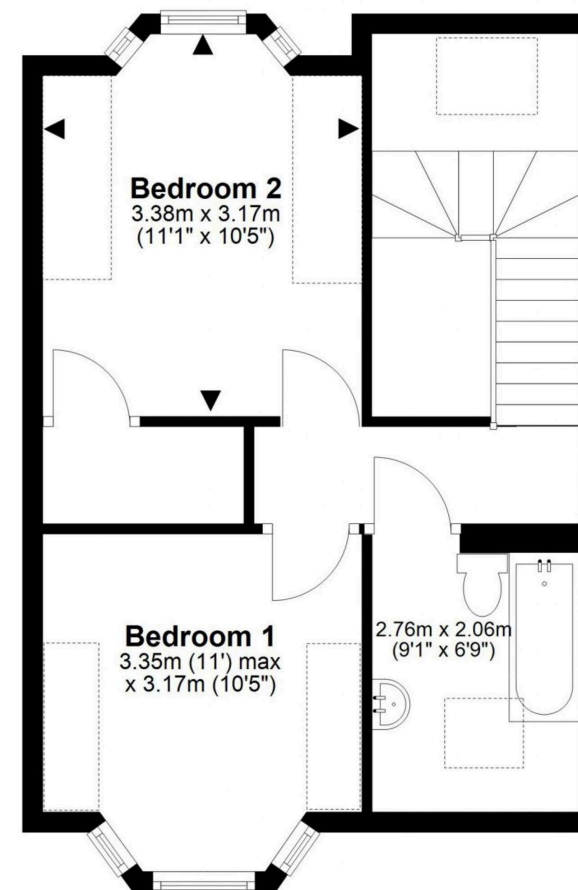








First Floor



Second Floor

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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