



## Most attractive

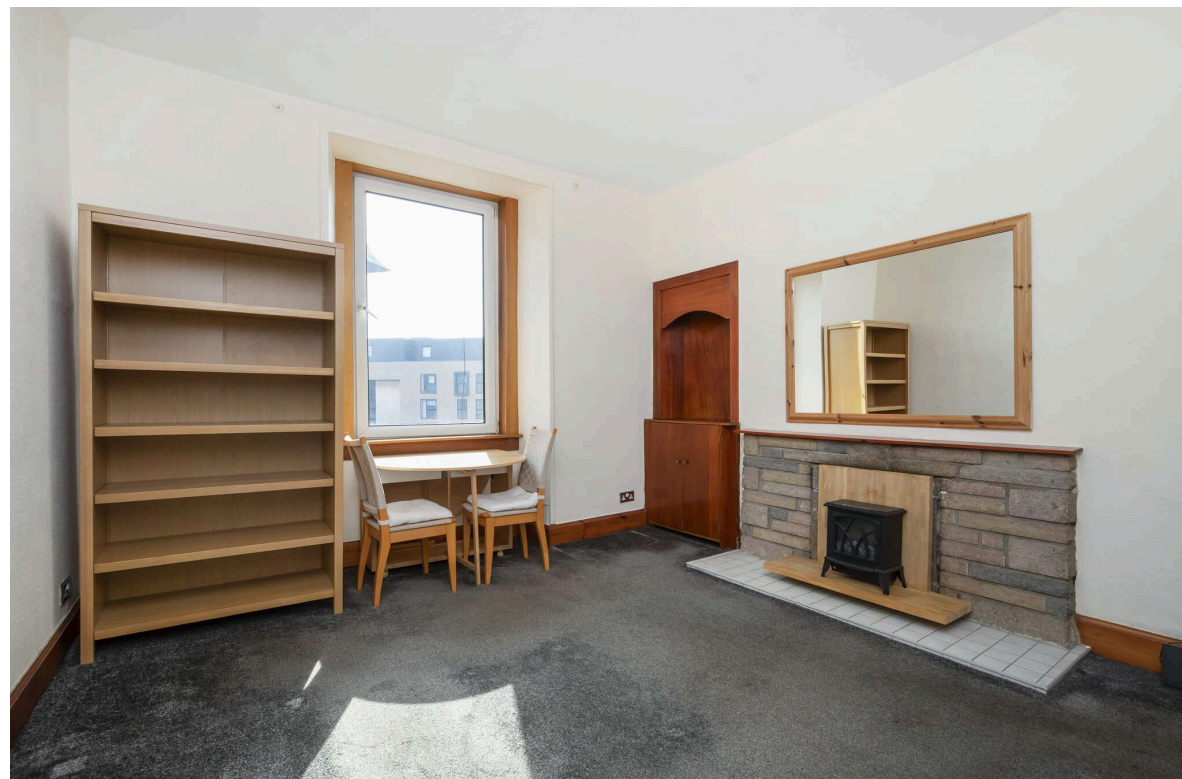
### One-bedroom, second floor, tenement flat



A large, most attractive, one-bedroom, second floor, tenement flat. It is quietly situated at the end of a cul-de-sac in the popular Leith district of Edinburgh, with both Leith Walk and Easter Road easily reached providing a great range of shops, cafes and transport links, including the tram. The flat is well presented and comprises a bright lounge, fitted kitchen, with window to the side, modern units and toning worktops, double bedroom, with built in wardrobes, stylish bathroom, with white suite and shower, together with a most useful box room, borrowing light from the hall, ideal as a home office. There is a shared patio/drying area to the side of the building. This property is an ideal first-time buyer or investment opportunity.

## Key Features

- Hall
- Lounge
- Kitchen, with appliances
- Double bedroom, with built in storage
- Bathroom, with white suite and electric shower
- Box room
- Good storage
- Double glazing
- Gas central heating
- Communal patio/drying area
- Permit and meter 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. 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, light fittings, gas hob, electric oven, extractor fan, automatic washing machine, fridge and freezer (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

B

## Home Report Valuation

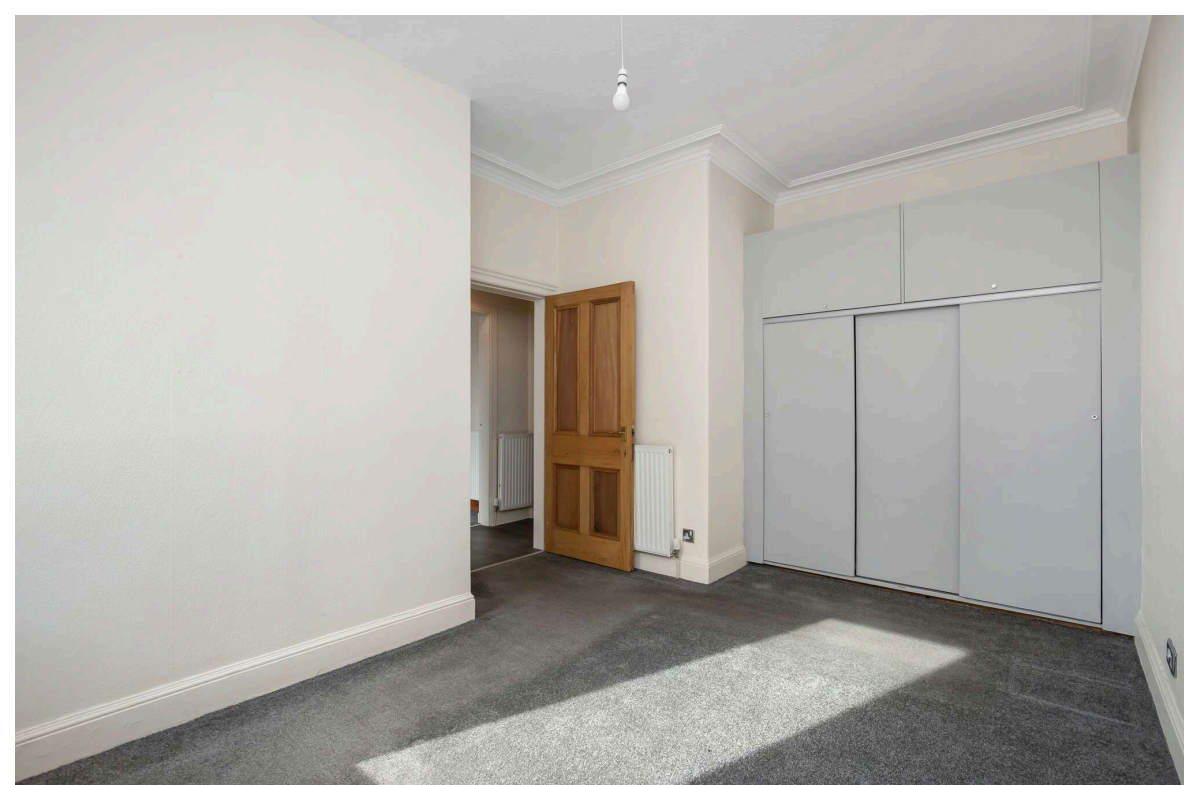
£165,000

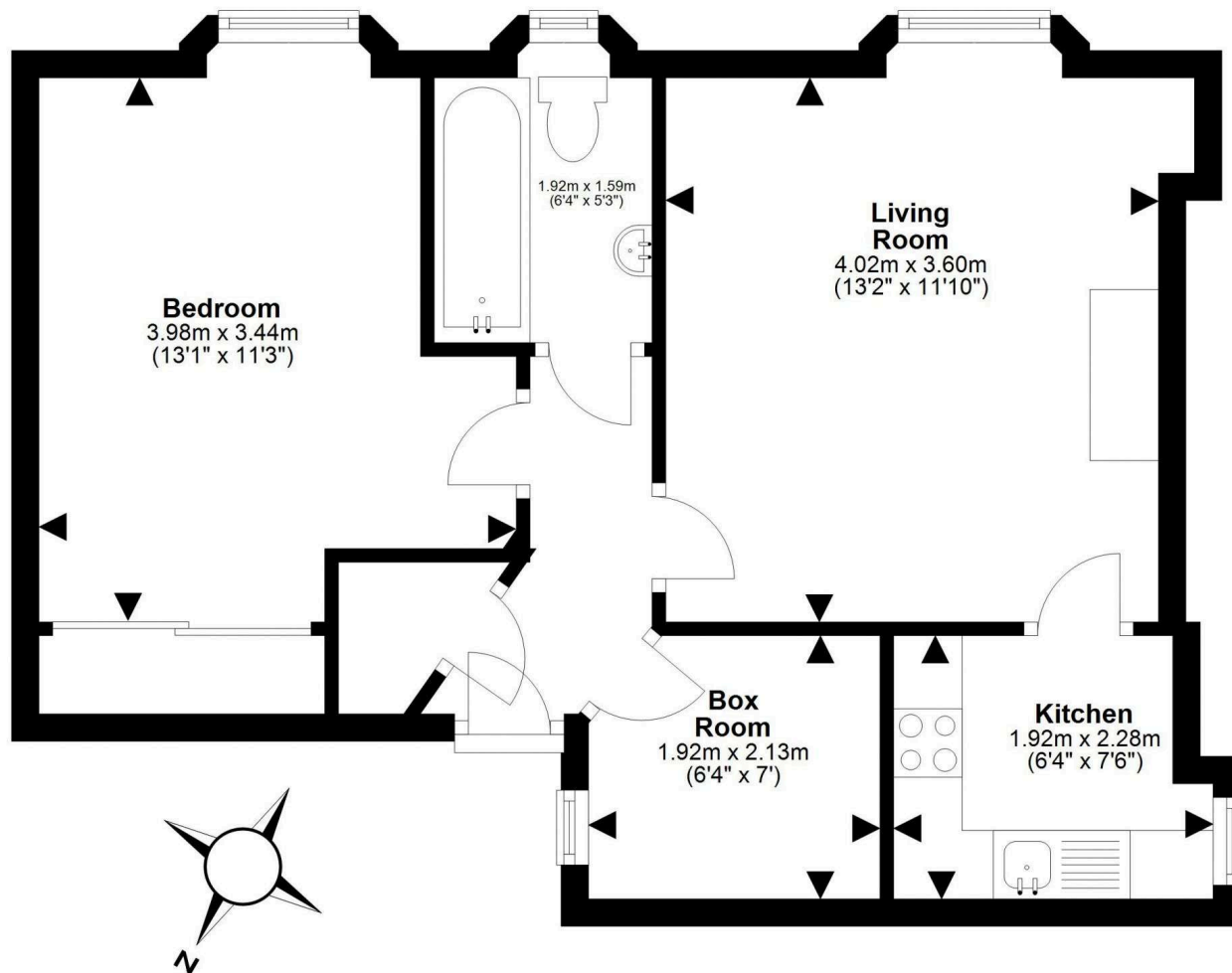
## EPC Rating

C

## Tenure

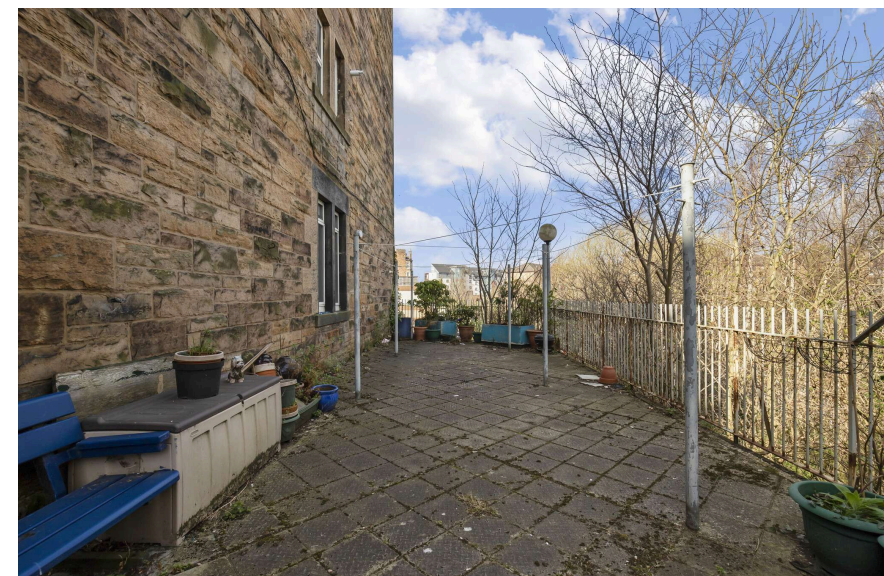
Freehold





Total area: approx. 45.1 sq. metres (485.2 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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