





## Beautifully presented

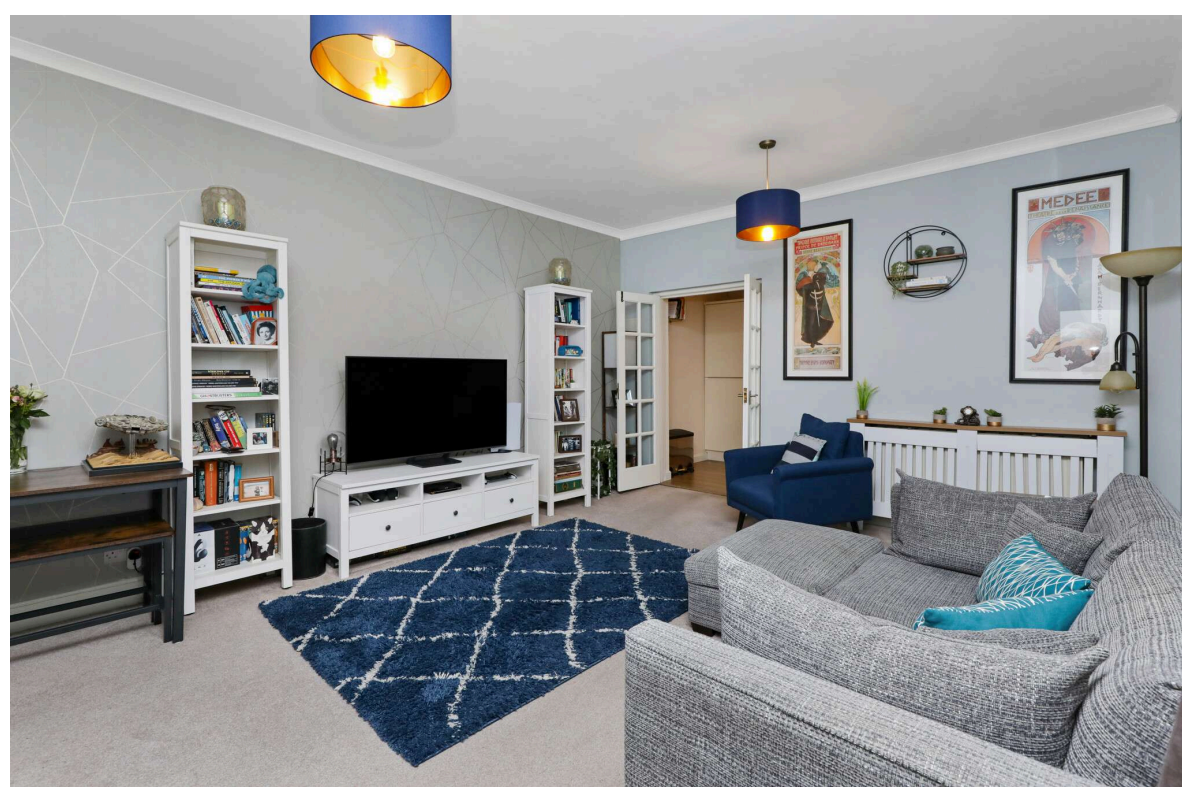
### Three bedroom, main door flat



This beautifully presented, three-bedroom, main door flat, formerly part of a Post Office, has a fantastic location in Leith, a stone's throw from excellent amenities such as; the tram, Newhaven Harbour, The Shore, with its lovely selection of cafes, shops and restaurants, and Ocean Terminal for further shopping, the cinema and a gym. This property offers spacious and versatile accommodation for a family or a couple and has extremely nice décor throughout, with a mix of hard flooring, carpets, blinds and curtains to complement the colour scheme. The entrance to the property is through a welcoming hall and into a very attractive dining lounge, which has direct access to the kitchen through glazed doors. The kitchen has a good range of smart, modern units, lovely tiling, appliances and access to ceiling height storage. There is an inner hallway, with storage, accessing the three bedrooms; two of which are double rooms and have built-in wardrobes, a single bedroom and a family bathroom.

### Key Features

- Hall
- Dining lounge
- Kitchen
- Inner hallway
- Three bedrooms
- Bathroom
- Excellent storage
- Gas central heating
- Double glazing
- Permit 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, blinds, light fittings, oven, hob, washing machine and fridge 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](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

C

## Home Report Valuation

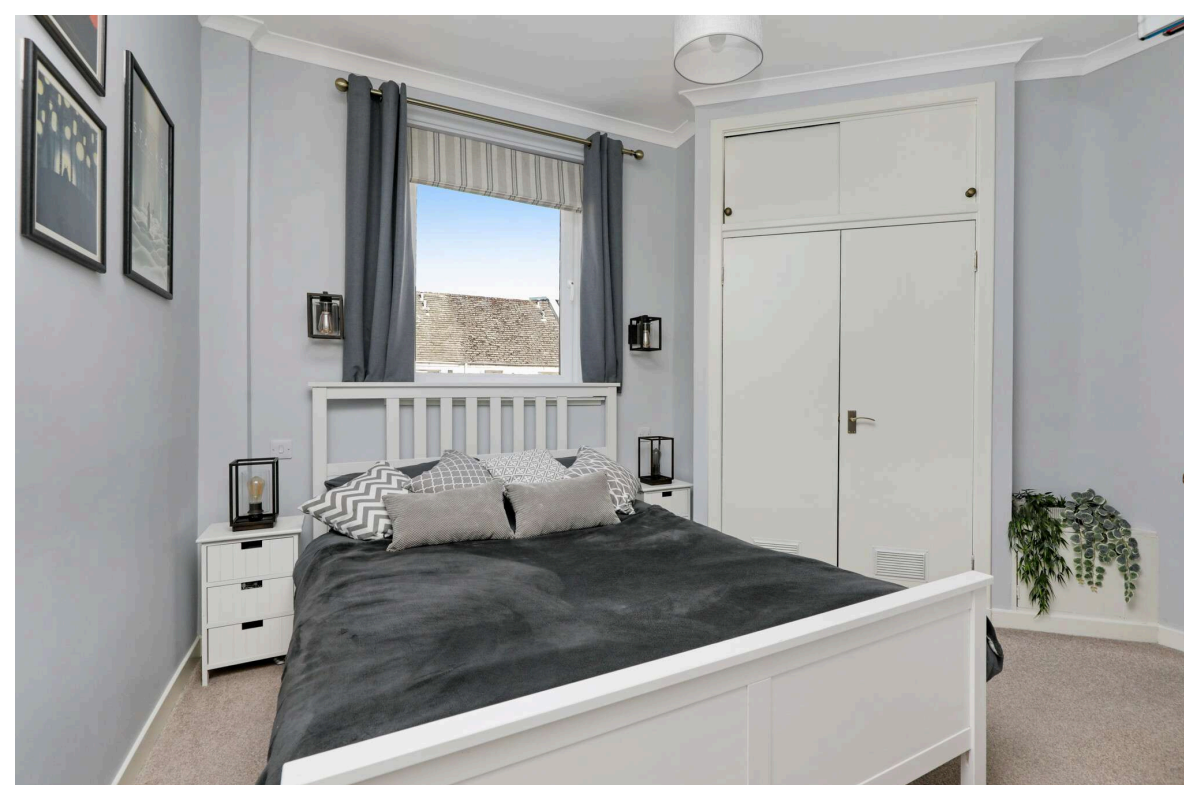
£255,000

## EPC Rating

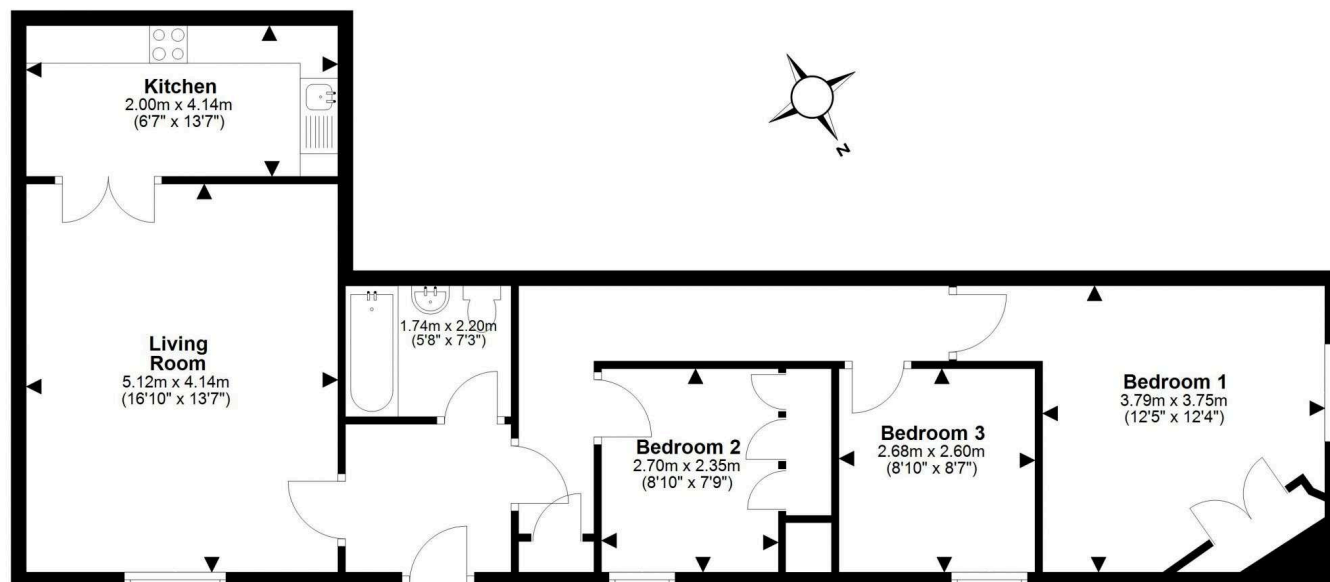
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## Tenure

Freehold







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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