



LEITH LINKS  
3 WELLINGTON PLACE  
EH6 7EQ



Offers over £460,000 - B-listed Main door Flat

- Impressive vestibule
- Hallway
- Spacious livingroom
- Dining kitchen
- 3 bedrooms
- Bathroom
- Rear vestibule
- Gas central heating
- Period features
- Private rear garden
- Excellent storage
- Overlooks Leith Links
- Viewing - by appointment please call Solicitors (0131) 554 6321





Viewing is highly recommended of this impressive B-listed main door flat located off the wide-open space of Leith Links. There is a choice of supermarkets all within easy reach in addition to local shops for everyday needs. A choice of both secondary and primary schooling can be found as well as a good choice of public transport including the new tram line to Edinburgh International Airport. Local recreational facilities include golfing at nearby Craighentenny, Meadowbank Sports Stadium and bowling in addition to Leith Links and Lochend Park. The Shore area of Leith is also close by offering a wide choice of restaurants and bistros. There is also a multi-screen cinema and 24-hour gym and further shopping facilities at the nearby Ocean Terminal.

The property opens via a main door to an impressive entrance vestibule with ornate tiles, cornice and leads to the hallway. The large hallway features a stone floor, three deep built in cupboards, ornate cornice and most of the accommodation off. The front spacious front facing livingroom features twin sash and case windows looking over Leith Links, gas fire within a traditional surround, ornate cornice, ceiling rose, and access gives to the kitchen. The dining kitchen is situated to the rear, and feature base and wall united, integrated oven and gas hob, freestanding washing machine dishwasher, pantry cupboard and a small box room which is currently used as a study. There is a double bedroom to the front of the property with sash and case window. An additional two bedrooms are located to the rear of the flat, the largest of which having ornate cornice, ceiling rose and the rear vestibule off which gives direct access to the garden. Completing the accommodation is a family bathroom which has tiled walls, bath with overhead electric shower, WC, and wash hand basin.

The property benefits from an easy to maintain private rear garden ideal for al fresco dining. There is zoned/metered parking in the surrounding area and close access to the open spaces of Leith Links.

## EXTRAS

All aforementioned white goods appliances, curtains, blinds, light fittings and floor covering to be included in the sale (no warranties to be given).

## OFFERS

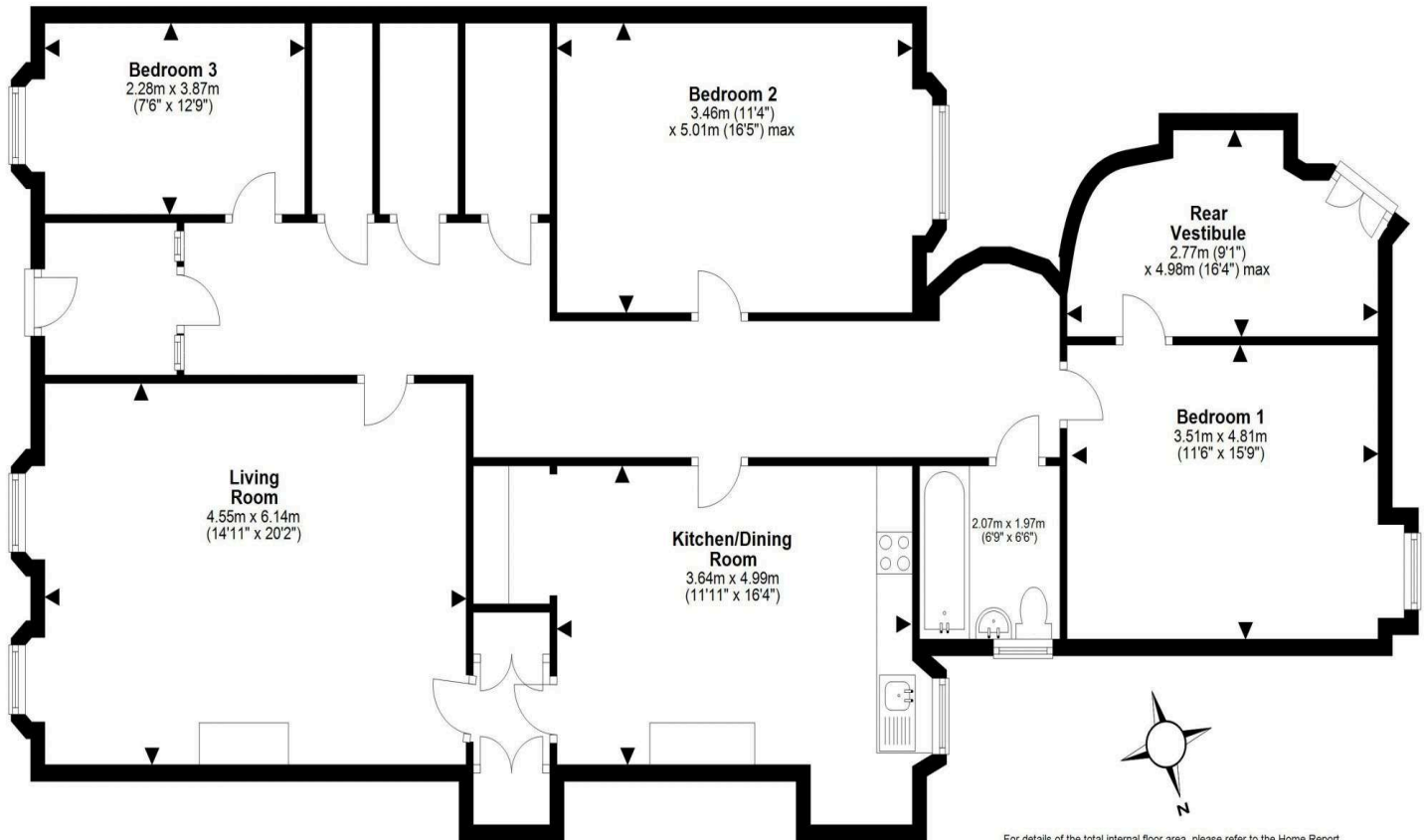
Offers over £460,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

**We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.**

**None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.**







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