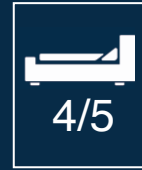




Leith Links

29 Summerfield Place
EH6 8AZ



Double Upper Flat

OFFERS OVER £360,000

- Entrance vestibule
- Hallway
- Living room
- Kitchen
- 4/5 bedrooms
- Study room/bedroom
- Bathroom
- Gas central heating
- Double glazing (except in the small upstairs bedroom)
- Unrestricted on street parking
- Private garden
- Traditional features

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





This charming double upper is situated within a sought-after residential area on Leith Links within the popular colonies. The property is situated close to the Shore area in Leith which offers a wide range of restaurants, bars and bistros. In addition, the nearby Ocean Terminal offers a range of High Street stores together with further restaurants and bistros, 24-hour gym and a multi-screen cinema. The New Kirkgate Shopping Centre offers a choice of shopping for daily needs.

The flat opens to an entrance vestibule with ornate tiled floor and stairs which take you to the first level. The hallway features a deep storage cupboard, gives access to much of the first-floor accommodation, and has stairs to the next level. To the front is a bright, bay windowed living room with several other traditional features including a fireplace surround, Edinburgh press, cornice, ceiling rose, and one of the bedrooms off. To the rear is a dining room which includes a fireplace surround, and both the kitchen and study/bedroom off. The kitchen is to the rear and features base and wall units, integrated oven and hob, under counter fridge, freezer, and a washing machine.

Upstairs the landing gives access to the rest of the accommodation and also has a hatch to the attic space. A bright double bedroom can be found to the front and rear. A smaller bedroom is also located to the front. A family bathroom completes the accommodation, and this comprises of splashboard walls, bath, WC, wash hand basin, and a heated towel rail.

Additional benefits include gas central heating complimented by mostly double-glazed windows, unrestricted on street parking, private enclosed garden, and close to the open space of Leith Links.

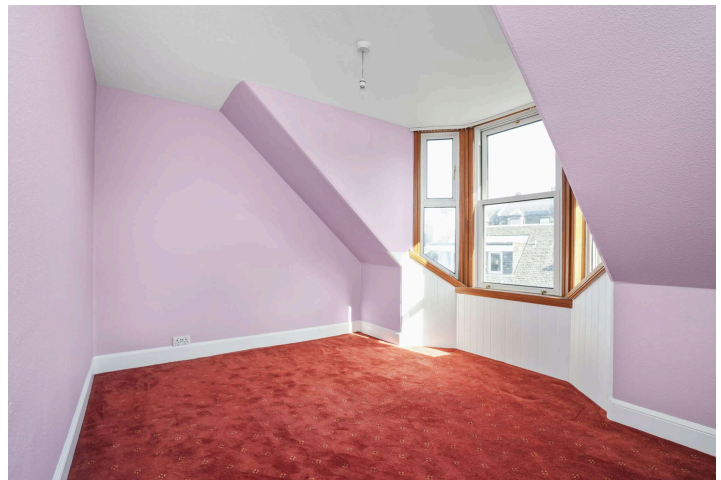
EXTRAS

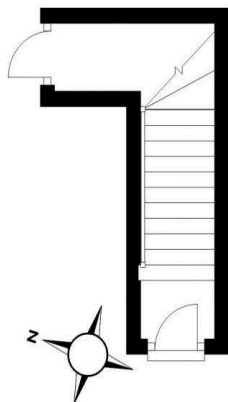
To include all aforementioned white goods, light fittings, any blinds/curtains, and carpets (no warranties to be given).

OFFERS

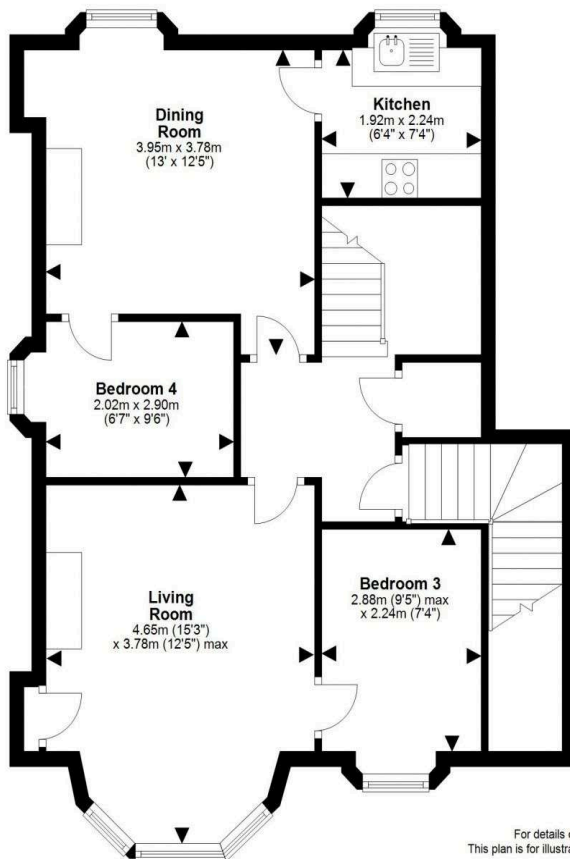
Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.



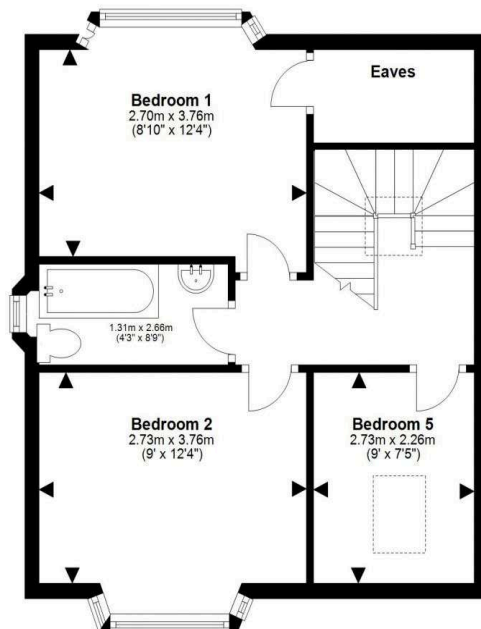




Ground Floor



First Floor



Second Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

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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