



Leith Links

42 Pillans Walk
EH6 7DY



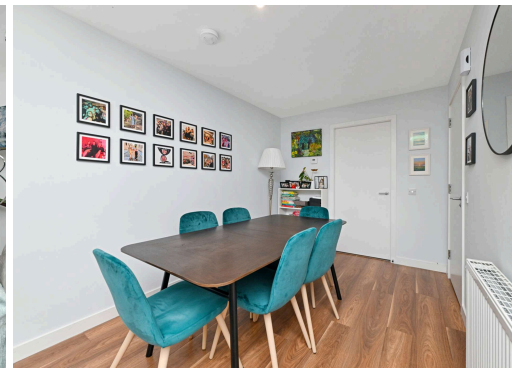
Lower Flat

FIXED PRICE £240,000

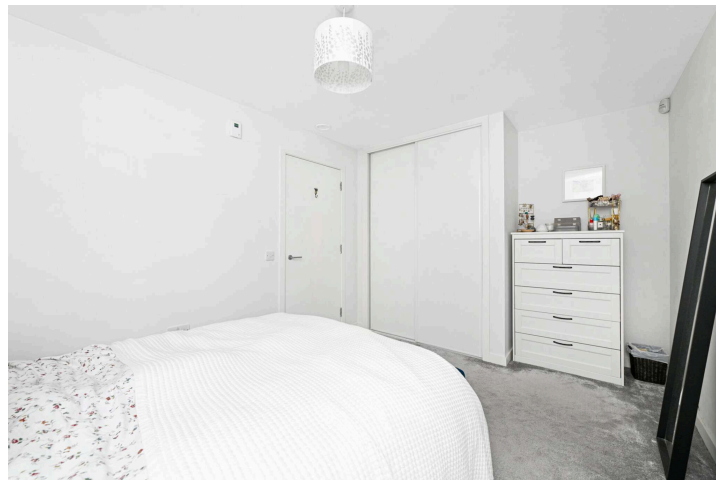
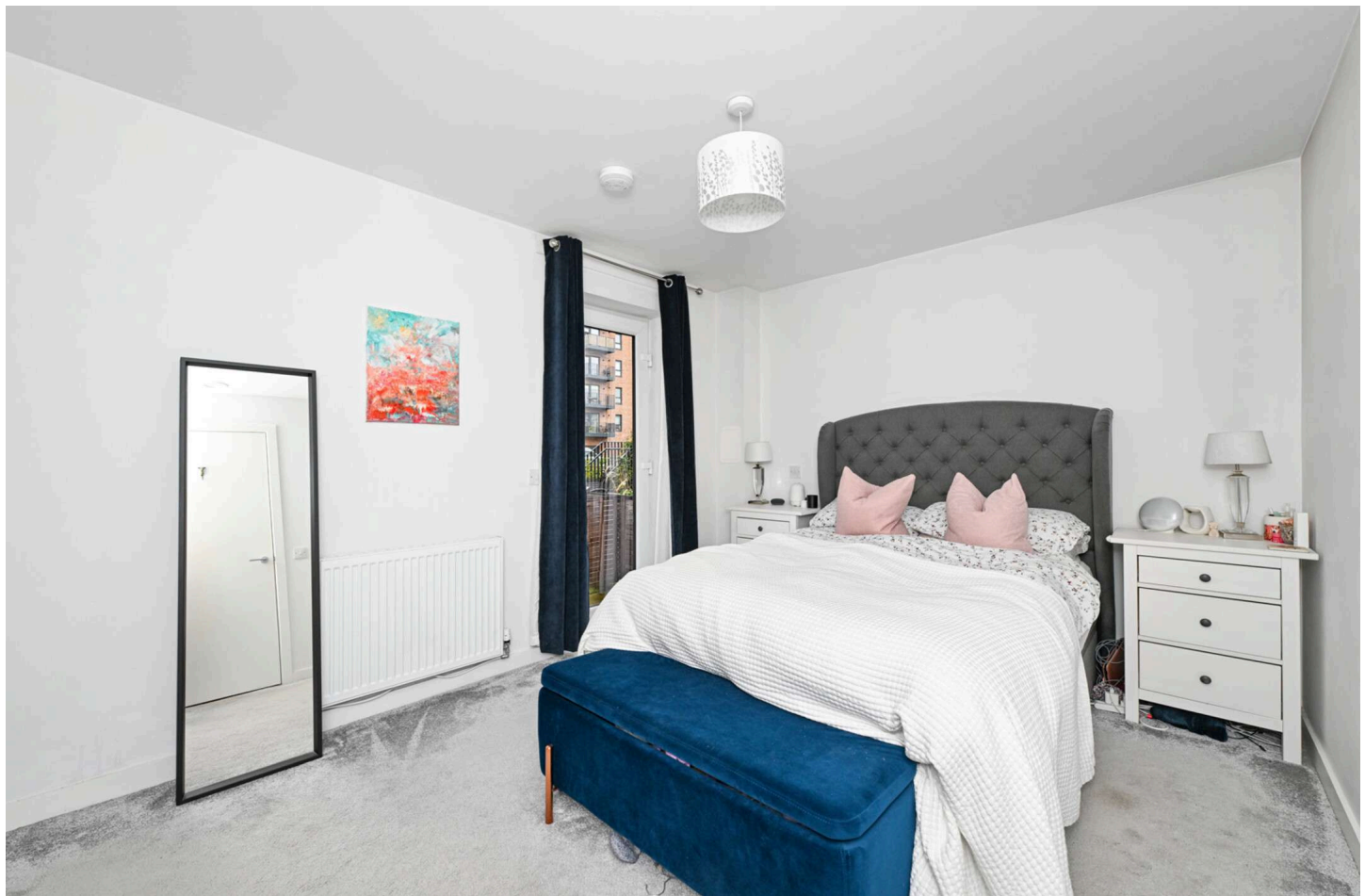
- Open plan kitchen/ living room/ dining room
- Double bedroom with built in storage
- Modern bathroom
- Private, enclosed rear patio
- On-street parking
- Double glazing
- Gas central heating
- Close to the open spaces of Leith Links
- Situated within a quiet modern development

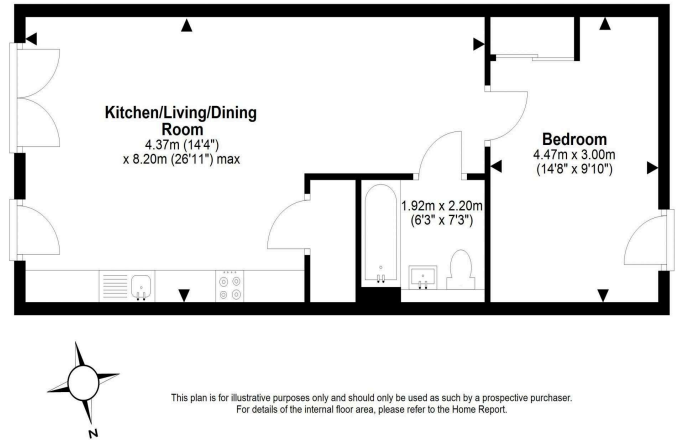
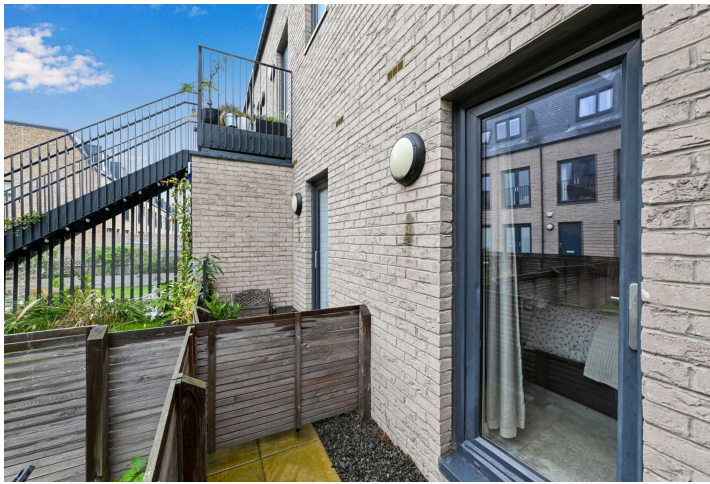


Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321









Viewing is highly recommended of this well presented lower flat which is situated within a sought-after residential area off Leith Links. 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 a bright and welcoming open plan living room/dining room/kitchen featuring double doors out to the front, a handy built in storage cupboard, and plentiful room for both living room and dining furniture. The modern kitchen area provides extensive base and wall units and several integrated appliances including an oven with electric hob, fridge freezer, washing machine and a dishwasher.

A spacious double bedroom is found to the rear of the flat and enjoys a build in wardrobe with sliding doors, and has direct access to the private enclosed patio area ideal for al fresco dining.

Completing the accommodation is a stylish bathroom with a tiled floor, partially tiled walls, WC with hidden cistern, wash hand basin within a vanity unit, bath with an overhead shower, a heated towel rail and a fitted mirror.

Additional benefits include on-street parking, enclosed and private rear patio area, gas central heating, and close to the open spaces of Leith Links.

FACTOR -Approx £350 per annum. Factors are Ross and Liddell - Clifton Terrace, Edinburgh, EH12 5DR

EXTRAS

To be sold as seen with all white goods included (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.

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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