



# Leith

44 The Quilts  
EH6 5RL



## Terraced

## OFFERS OVER £269,000

- Entrance vestibule
- Living room
- Dining kitchen
- 2 double bedrooms
- Wet room
- Gas central heating
- Double glazing
- Private front driveway
- Private enclosed rear garden
- Attic
- Excellent storage



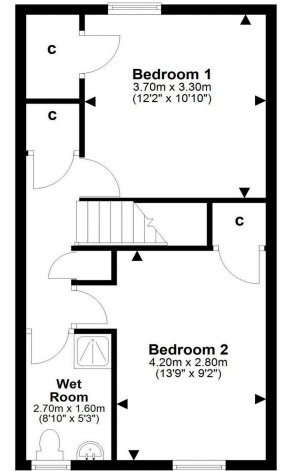
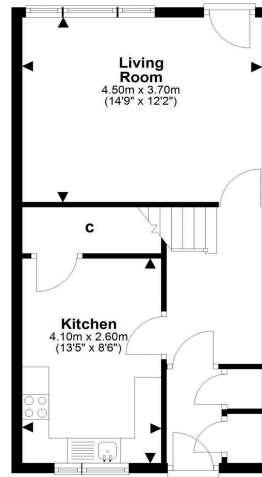
Viewing - by appointment call  
Beveridge & Kellas on 0131 554 6321











First Floor

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.

Viewing is highly recommended of this two bedroomed terraced house which is well placed for the Cosmopolitan Shore area offering a wide selection of fine restaurants, bistros and wine bars. The Ocean Terminal is also within easy reach offering high street stores, restaurants, 24-hour gym and a multi-screen cinema. Local shops are also available for everyday needs including an Aldi close by, Lidl, and a Tesco in Duke Street. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

The property is entered via an entrance vestibule with two deep built in cupboards and leads to the hallway. The hall has stairs to the upper level and gives access to the living room and kitchen. The living room is situated to the rear and gives direct access to the rear garden. The front facing dining kitchen features a deep built in cupboard, base and wall units, and several integrated appliances including oven with gas hob, under counter fridge and an undercounter freezer.

Upstairs the landing gives access to the rest of the accommodation, has an airing cupboard, additional deep storage cupboard, and has a hatch to the attic space. A bedroom is located to the front of the property and features a built-in cupboard. Another double bedroom is situated to the rear and also has a built-in cupboard. Completing the accommodation is a wet room with a mains powered shower unit, WC, wash hand basin and a heated towel rail. The property benefits from a private and enclosed rear garden.

Additional benefits include gas central heating, double glazing, and a private driveway to the front of the house.

**Note - the stairlift will be removed by the sellers before the sale concludes**

## EXTRAS

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

## OFFERS

Offers Over £269,000 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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