



17/1 Murano Place

Leith Walk, Edinburgh, EH7 5HH

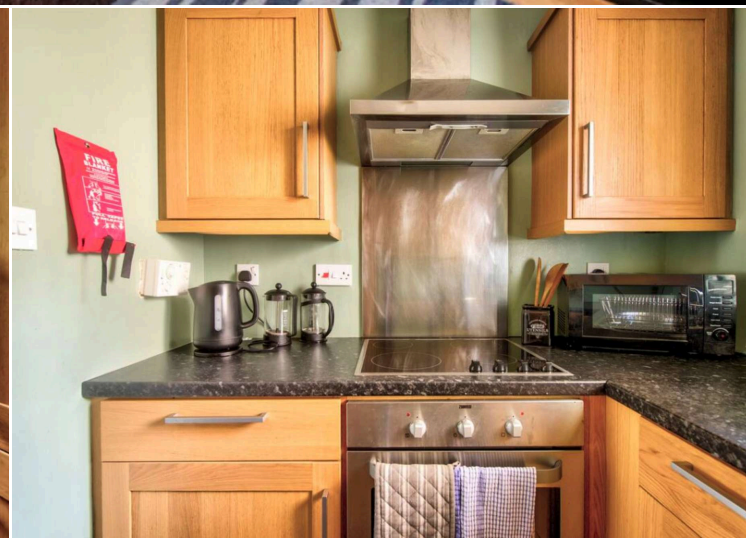


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Delightful 1 bedroom ground floor flat benefitting from a secure private residents' car park and location in the popular area of Leith.

- Sitting/dining room
- Fitted kitchen
- Double bedroom
- Bathroom
- Popular & convenient location
- Variety of amenities close by
- Secure entryphone system
- Shared garden
- Secure private residents' parking
- Electric heating & double glazing



Fixed Price: £175,000

EPC Rating: E

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

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About the Property

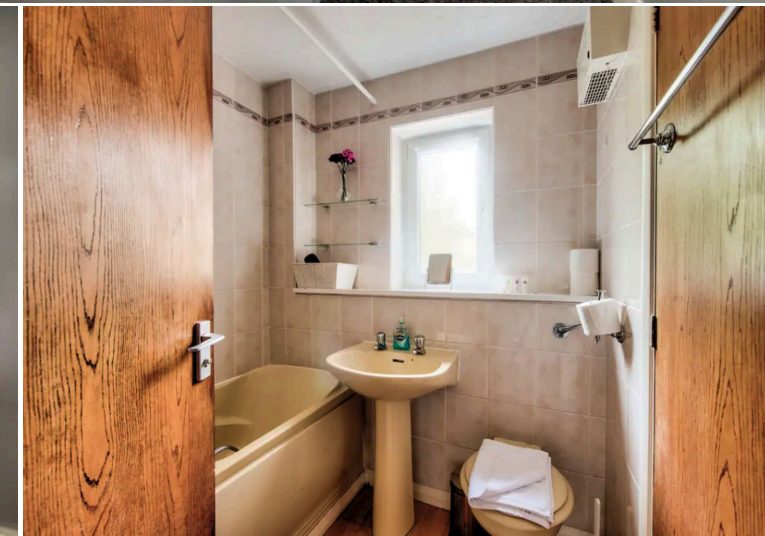
Forming part of a well maintained modern development, this appealing 1 bedroom ground floor flat is located just off Edinburgh's popular Leith Walk. A variety of amenities are within easy reach as is the City Centre. The development benefits from a secure residents' car park to the rear. The interior of the property is well proportioned and would make a wonderful home for a first time buyer or a buy to let opportunity.

Management

The development is factored and maintained by Charles White for an approximate quarterly charge of £180.

Extras

All fitted floor coverings, blinds, curtains, light fittings, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price.



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Ground Floor

Total Area: 38.1 m² ... 410 ft²

All measurements are approximate and for display purposes only.

Location

Leith is a buzzing port district, just two miles northeast of the city centre, this historic and vibrant district is characterised by an eclectic mix of bars, cafés and restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs and restaurants, including award-winning restaurants and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area and further amenities are easily accessible at Ocean Terminal shopping centre, with a wide range of high street stores, family restaurants, a 24-hour gym and a multiplex cinema. For recreational facilities, the tranquil green spaces of Leith Links and Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. An efficient bus services run to and from the city centre and there are good road links to all major motorway networks. The Edinburgh tram line is currently nearing completion providing a direct connection through the city centre to Edinburgh airport.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.