



4/6 Links Place

Leith Links, Edinburgh, EH6 7EZ



VMH ESTATE AGENTS



One bedroomed, second floor flat with views across Leith Links Ideal for a first time buyer.

- Bay windowed sitting room
- Kitchen/dining room
- Bedroom
- Bathroom
- Excellent location
- Close to local amenities
- Views across Leith Links
- Ideal for a first-time buyer
- Secure entryphone system
- Gas central heating & double glazing



Offers Over: £200,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

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About the Property

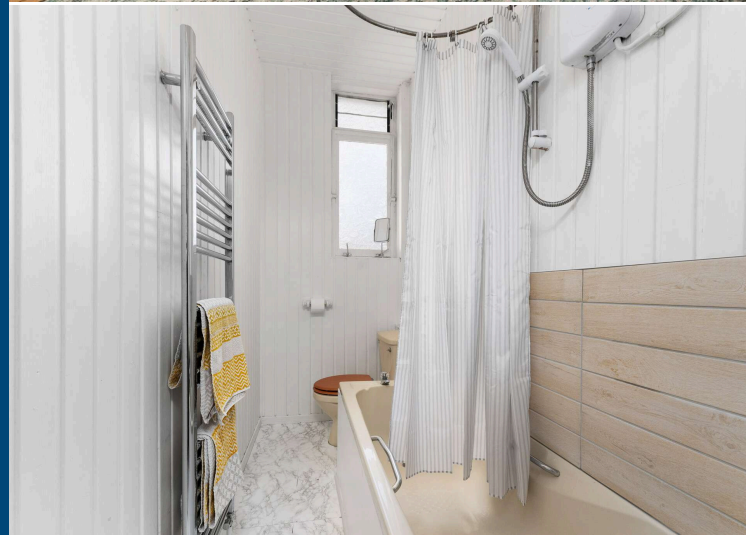
Offering stunning views across Leith Links this one bedroom second floor flat is ideal for a first time buyer.

Internally the property is well presented with bright and spacious rooms throughout.

Further benefits include gas central heating and double glazing

Extras

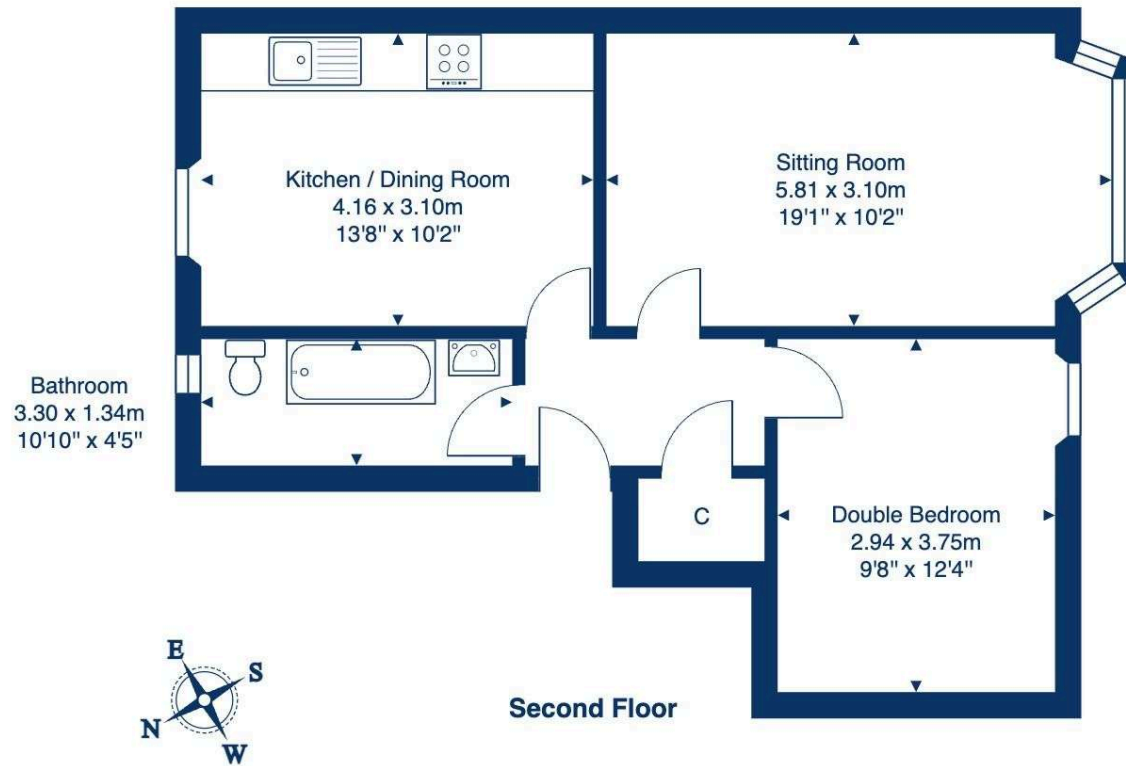
To include all fitted floor coverings, curtains, blinds, electric oven, induction hob, extractor hood, fridge/freezer, washing machine and dishwasher. Other items can be included within the sale if desired.



Location

Leith Links, which lies to the North-East of the city centre, has a range of local shopping facilities which cater for day to day needs with a more comprehensive variety available in nearby Leith Walk and Ocean Terminal. Its location, within close proximity to the Scottish Government's offices at Victoria Quay, offers regular public transport runs to and from the city centre and surrounding areas. Recreational amenities include nearby Leith Links and Meadowbank Sports Stadium which offers indoor and outdoor facilities. The fashionable Shore district offers an increasingly large choice of renowned restaurants and wine bars. Golf courses include Craigentinny, Portobello and Duddingston. Good schooling is nearby in both the state and private sectors.

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Total Area: 51.5 m² ... 554 ft²

All measurements are approximate and for display purposes only.



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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.