



7 Noble Place

Leith Links, Edinburgh, EH6 8AX



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Delightful 2 bedroom main door lower colony flat with west-facing private garden

- Sitting/dining room - bay window
- Stylish kitchen
- 2 double bedrooms
- Contemporary shower room
- Charming features
- Close to a variety of local amenities
- Popular & convenient location
- Lovely west-facing private garden
- Unrestricted on street parking
- Gas central heating & double glazing



Offers Over: £265,000

EPC Rating: C

Council Tax: C

Tenure: Freehold

Further information can be found in the home report.

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About the Property

With a delightful west-facing private garden, this superb 2 bedroom main door lower colony flat forms part of a row of charming colony properties. The lovely open green spaces of Leith Links are within close walking distance as are a variety of local amenities.

The interior is bright, well proportioned and tastefully presented throughout and offers stylish accommodation complemented by attractive features such as stripped and varnished floorboards, working shutters and natural wood finishes.

Extras

All fitted floor coverings, blinds, curtains, curtain poles, light fittings, hob, oven, extractor hood, microwave, fridge, dishwasher, counter-top freezer and washer/dryer are included in the sale price. The wardrobe in double bedroom 1 is also included in the sale price.



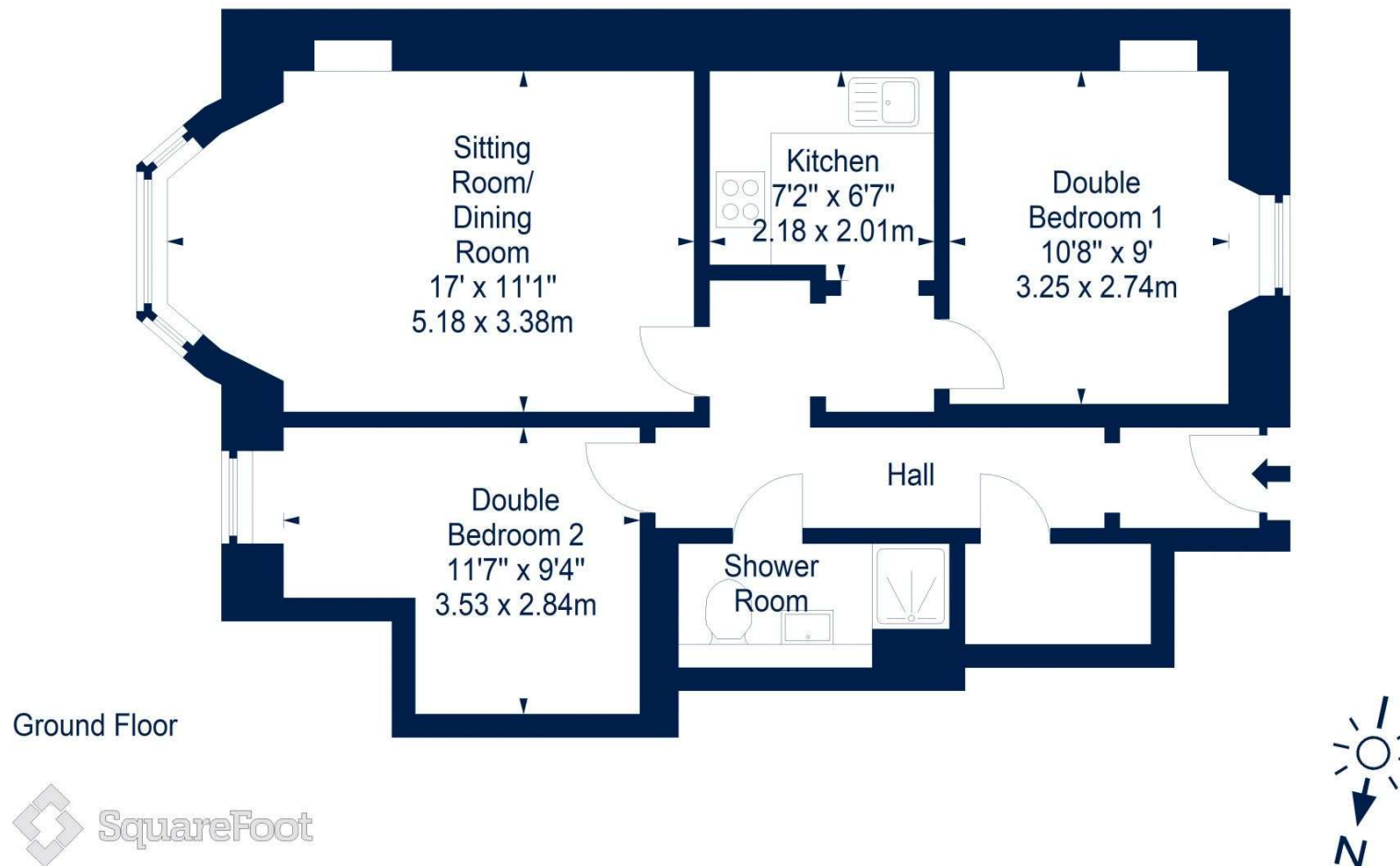


Location

Leith Links lies to the northeast of the city centre boasting the open green spaces of the Links and Claremont Park. A mix of convenience stores and grocers meet daily shopping needs whilst a large Tesco can be found at the Foot of the Walk with a more comprehensive variety available in nearby Ocean Terminal. The neighbouring Shore district offers a choice of renowned restaurants and wine bars. Leith Links is within close proximity to the Scottish Government's offices at Victoria Quay. Excellent transport links ensure that a regular bus and tram service runs to and from the city centre and surrounding areas.



7 Noble Place, Edinburgh, Midlothian, EH6 8AX



Flat - Approx. Gross Internal Area - 613 Sq Ft - 56.95 Sq M

For identification only. Not to scale. © SquareFoot 2025



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