



39 PROSPECT BANK ROAD
LEITH LINKS, EDINBURGH
EH6 7NT



A HOME WITH SPACE, STYLE & EXCITING POSSIBILITIES

Tucked away in a sought-after area, 39 Prospect Bank Road is a bright and spacious two-bedroom upper villa with fantastic potential. Featuring a light-filled lounge, well-appointed kitchen, modern bathroom, and private gardens, it also boasts a floored attic with power and a Velux window, ideal for conversion (subject to consents). A driveway and garage add convenience, while excellent transport links and amenities make city living easy. Don't miss this opportunity—view today and explore the possibilities!

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and washing machine will be included in the sale. Please note, some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.



FEATURES

- Main-door upper villa in Leith Links
- Ground-floor entrance and first-floor hall with storage
- Generous, bay-fronted living/dining room with fireplace
- Attractive, modern kitchen
- Two well-proportioned double bedrooms
- Bright shower room
- Leafy, private rear garden
- Garage and private driveway
- Gas central heating and double glazing



Home

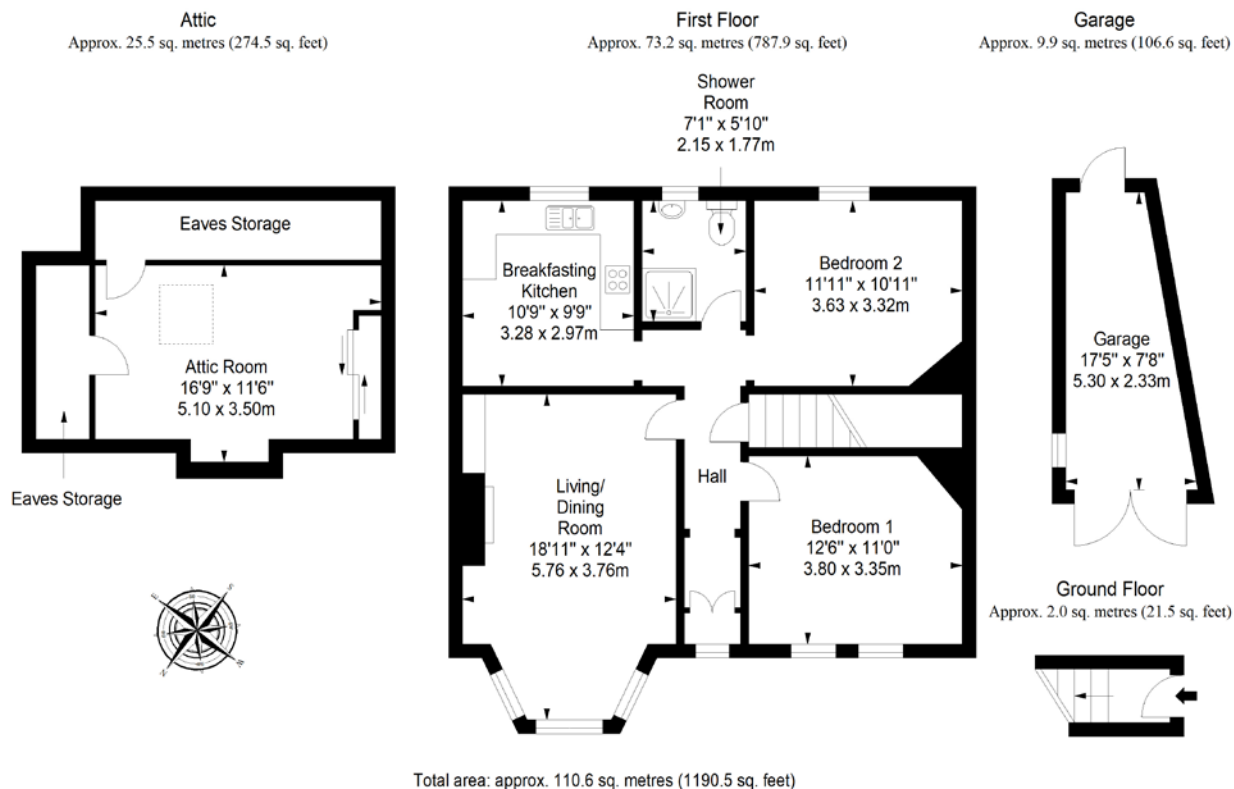
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Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.