



9 Iona Street Lane  
Edinburgh, EH6 8SX

9 Iona Street Lane  
Hall  
Lounge  
Fitted Kitchen/Diner  
3 Bedrooms  
2 Bathrooms  
Gas Central Heating & Double Glazing  
Resident's Parking  
Factored by James Gibb - Approx.. £200-300 per quarter  
EPC: C  
Council Tax Band: E

Enjoying airy, neutral interiors and modern flooring, fixtures and fittings, this terraced house in Leith accommodates three bedrooms, a spacious reception room, a breakfasting kitchen, and two bathrooms. The appealing city home is accompanied by private residents' parking and is ideally placed for swift access to the city centre, with fantastic local amenities at hand.

A practical entrance vestibule welcomes you inside and leads to a hall, with both areas accompanied by generous built-in storage. Also on the ground floor is the spacious master bedroom and a second bedroom, both with large built-in wardrobes with mirrored sliding doors. The master bedroom hosts a modern en-suite fit with a new shower, while the family bathroom offers a three piece suite including a shower over bath. A carpeted staircase leads up to the landing, benefiting from an overhead pulley and access to the loft for further storage. The lounge is generously proportioned and the large windows flood the room with natural light, and the contemporary kitchen/diner is fit with beautiful base and wall units with ample storage and worktop space, including appliances such as fridge freezer, dish washer, electric oven, gas cooker, and cooker hood. Finishing the interiors is a single bedroom of good size, which could also make an excellent home office/study. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the property benefits from access to private residents' parking.

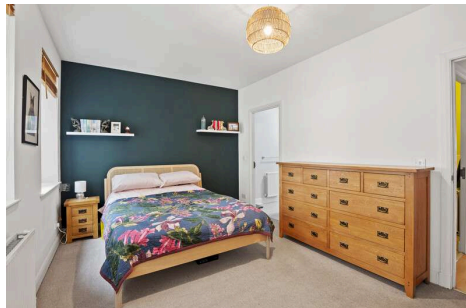
Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. Furthermore, the tram line now extends through Leith to provide another swift connection through the city centre all the way from Newhaven to the airport. The school catchment area covers early years, primary, and secondary education.







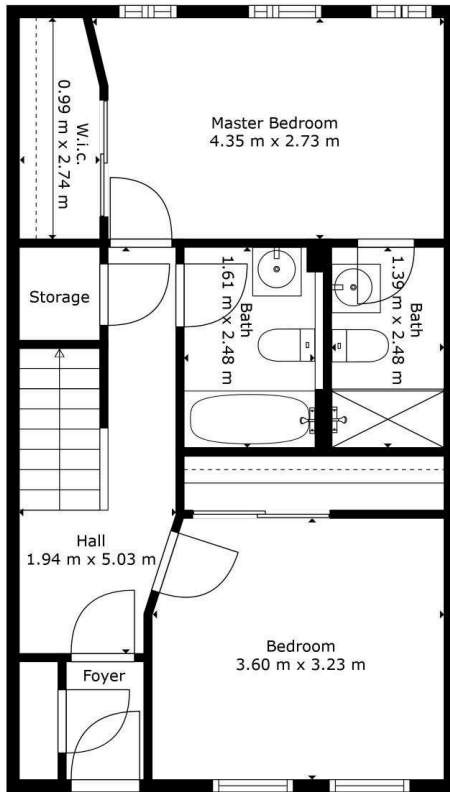




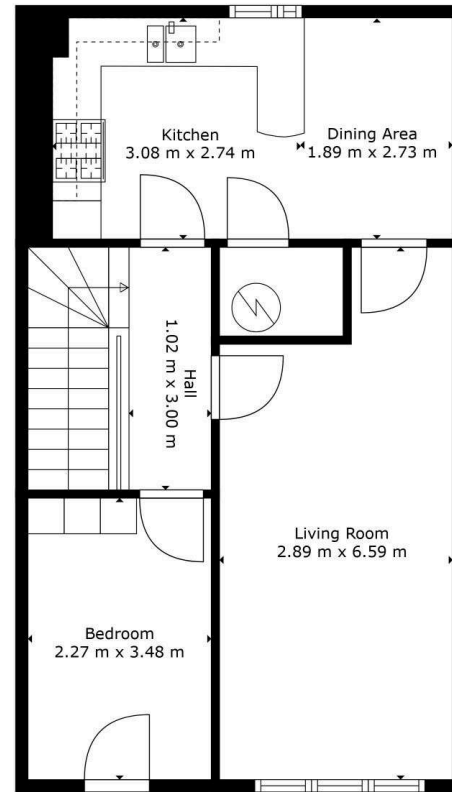








Floor 1



Floor 2



**TOTAL: 98 m<sup>2</sup>**  
 FLOOR 1: 49 m<sup>2</sup>, FLOOR 2: 49 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 1 m<sup>2</sup>

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



**STURROCK ARMSTRONG & THOMSON**  
 SOLICITORS & ESTATE AGENTS

7a Dundas Street  
 Edinburgh EH3 6QG  
 Telephone: 0 131-225 4082  
 Fax: 0 131-556 2079  
 Email: [property@satsolicitors.co.uk](mailto:property@satsolicitors.co.uk)  
[www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)

