

LEITH LINKS

2/3 GLADSTONE PLACE, LEITH LINKS
EH6 7LX



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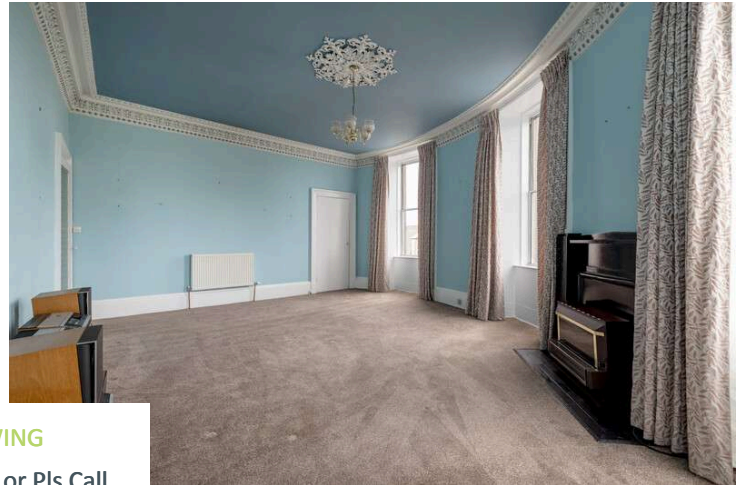
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EPC RATING: C

FIXED PRICE £390,000

PROPERTY DESCRIPTION

- Long curved hallway with handy storage cupboard
- Elegant curved sitting room with Edinburgh press, fireplace, beautiful cornicing & ceiling rose, triple windows and stunning views over the Links
- Spacious dining room with shelved Edinburgh press & feature fireplace leading to
- Kitchen with good range of wooden units & appliances together with fitted storage – could easily be opened up to the dining room subject to the usual consents
- Double bedroom 1 with fitted cupboard
- Double bedroom 2 with fitted cupboard, stunning cornicing, ceiling rose and views
- Double bedroom 3
- Family bathroom with bath, sink, wc & clothes pulley
- Gas central heating & upvc double glazed windows
- Well maintained building and large communal rear garden
- Stair fund into which this property pays
- On street parking

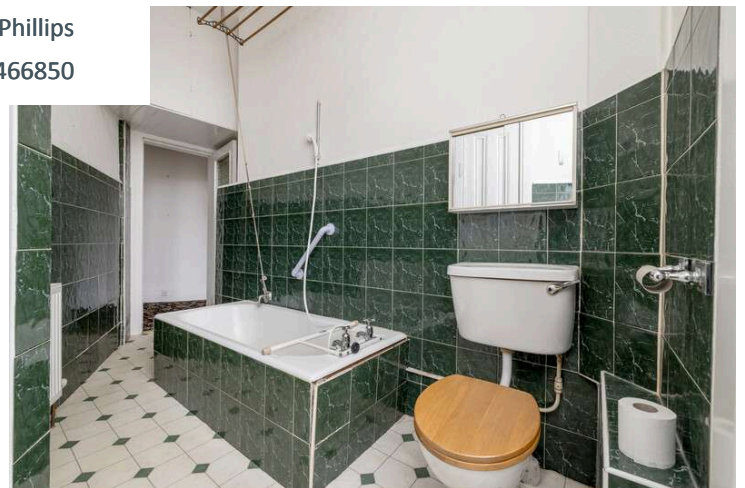
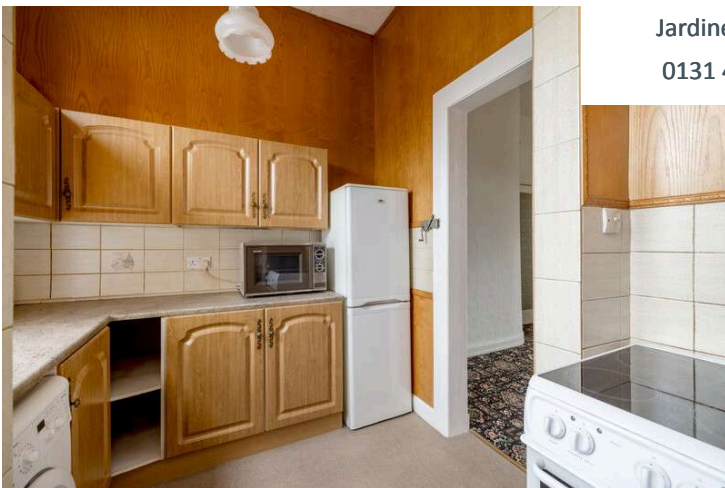


VIEWING

Sun 2-4pm or Pls Call

Jardine Phillips

0131 4466850





OUTSTANDING THREE BED SECOND FLOOR PERIOD FLAT WITH PANORAMIC VIEWS OVER LEITH LINKS

Built circa 1880, this spacious 'C' listed three bed two public room flat has a wealth of period features but now requires some updating to turn it into a beautiful home for a family or young professionals. Located overlooking the wide open spaces of Leith Links, a short walk from the Shore and Leith Walk with their excellent range of amenities and shopping. Great transport links into the city centre via the numerous bus services and the tram, which takes you all the way to the airport. A short drive from Portobello beach.

AREA

Leith Links is a very popular, trendy area in the east of the city which offers an excellent range of supermarkets (including Tesco & Lidl), independent retailers, gyms, coffee shops, bars & restaurants along Leith Walk, Easter Road and the Shore. There is great local schooling and superb amenities within the vicinity, with easy access into the city centre with its nightlife, theatres & cinemas, together with the St James Quarter. The flat is also well placed for lots of walks and open spaces including Leith Links, the Water of Leith and Portobello beach. There are numerous bus services both into & out of town and the tram link provides direct access to Edinburgh Park and the airport. There is also easy access to the motorway network.

EXTRAS

The blinds/curtains, light fittings, freestanding cooker, slimline dishwasher, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£390,000



Sitting room	21'7 x 16'10 (6.58 x 5.13m)
Dining room	14'3 x 11'8 (4.34 x 3.56m)
Kitchen	11'9 x 7'7 (3.58 x 2.31m)
Bedroom 1	13'11 x 11'11 (4.24 x 3.63m)
Bedroom 2	16' x 10'4 (4.88 x 3.15m)
Bedroom 3	13'9 x 10'10 (4.19 x 3.30m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.