

Jardine Phillips
Solicitors • Estate Agents

LEITH LINKS

4/4 LOCHEND ROAD
EH6 8BR



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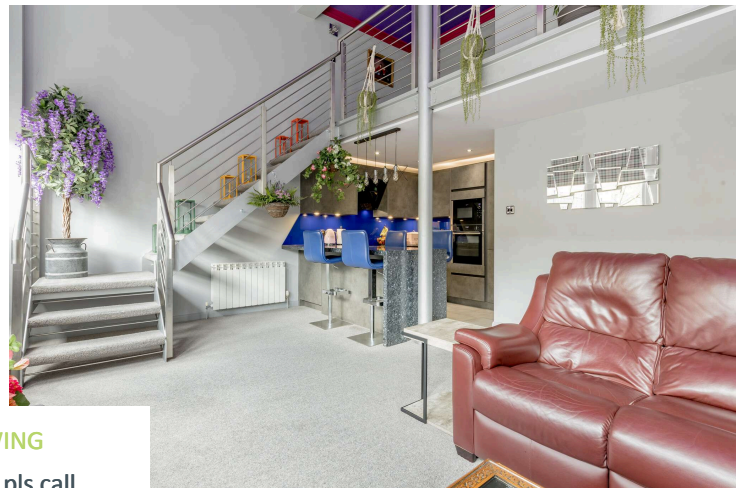
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EPC RATING: D

OFFERS OVER £425,000

PROPERTY DESCRIPTION

- Hallway with handy coats cupboard
- Double height living area with one wall filled with tall windows letting in lots of light, open plan to a recently upgraded kitchen/diner with large breakfast bar, a wide range of fitted units, integrated Neff appliances & feature lighting
- Downstairs bedroom three with fitted wardrobes - currently used as a study
- Downstairs bathroom with bath with shower, sink, WC & heated towel rail, vanity sink unit with light up mirrors.
- Contemporary staircase up to the open mezzanine area which would make an ideal study or relaxing space
- First floor principal bedroom suite with multiple fitted wardrobes
- Ensuite shower room with beautiful blue tiling, contemporary walk-in shower, vanity sink with light up mirror, wc & heated towel rail
- Bedroom two with fitted wardrobes
- Fully tiled first floor bathroom with modern walk-in shower, vanity sink unit, wc, heated towel rail & light up mirror
- Gas fired central heating from Worcester boiler installed 2018 (serviced regularly)
- A wealth of period features including original style single glazed wooden windows & cornicing, and redecorated throughout
- Communal grounds bounded by stone boundary walls with metal railings
- Allocated car parking space
- Development managed by Trinity Factors at a cost of £185pcm to cover block buildings insurance, repairs & maintenance of development, weekly communal cleaning, communal electricity, emergency light & smoke system, engineering insurance, fire alarm maintenance & management fee
- Programme of repairs agreed for the roof with sellers to cover full share of costs for this property



VIEWING

By Appt pls call
Jardine Phillips
0131 4466850





RARELY AVAILABLE THREE BED DUPLEX APARTMENT IN CONVERTED SCHOOL IN TRENDY LEITH LINKS

Located moments from the wide-open spaces of Leith Links is this wonderful three bed ground & first floor apartment that was converted in 2003 from a former school, built circa 1887. The property has been extensively renovated by the current owners and the accommodation comprises a stunning double height open plan living/kitchen/dining area with a contemporary Ashley Ann kitchen - perfect for entertaining. There is a large master bedroom on the first floor with updated ensuite bathroom, two further double bedrooms all with fitted storage and two more updated bathrooms - one on each floor. Finally, there is an open mezzanine area which would be ideal for working from home or relaxing. With a wide array of retail outlets, leisure facilities, coffee shops, bars & restaurants close by, together with excellent bus & tram links into the city centre, this would make a magnificent home for young professionals or a growing family.

AREA

Leith Links lies under two miles east of the city centre and has seen significant redevelopment in recent years, fast becoming one of the most sought-after postcodes in the capital. The range of listed industrial landmarks are charming reminders of this area's rich & vibrant heritage and the area is served by a superb range of local services & amenities. Leith Walk, Easter Road & the Shore provide an excellent supply of supermarkets, coffee shops bars & restaurants and Ocean Terminal shopping centre is easily accessible with its array of high-street stores, a multi-screen cinema and a selection of family restaurants. There are a wide variety of leisure activities right on the doorstep, including tranquil strolls along the Water of Leith or the waterfront promenade. The property is in the catchment for Hermitage Park & St Mary's RC Primary Schools and Leith Academy & Holy Rood RC High Schools. There are

comprehensive public transport services available nearby, including numerous buses and the tram, together with a vast cycle path network providing fantastic links into the city centre & beyond. There is also easy access onto the motorway network.

EXTRAS

The blinds & custom-made curtains, new light fittings, fitted carpets, kitchen barstools and Neff kitchen appliances including induction hob, fan oven, microwave, fridge/freezer & washing machine & tumble dryer are all included in the sale.

HOME REPORT VALUATION

£435,000



Living/kitchen/dining room

19'11 x 19'2 (6.07 x 5.84m)

Bedroom 1

19'5 x 14'4 (5.92 x 4.37m)

Bedroom 2

14'10 x 9'6 (4.52 x 2.90m)

Bedroom 3

14' x 9'6 (4.27 x 2.90m)

Lochend Road,
Edinburgh,
Midlothian, EH6 8BR



Approx. Gross Internal Area
1459 Sq Ft ~ 135.54 Sq M
For identification only. Not to scale.
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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.

