

3F3, 14 Links Gardens

EDINBURGH, EH6 7JG



*Spacious Three Bedroom Top Floor Flat
Situated In The Heart of The Leith Links Area*



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McEwan Fraser Legal is delighted to present this desirable three-bedroom top-floor flat in the heart of Edinburgh's Leith Links area. This property is a rare gem which benefits from excellent views.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area with original wooden floors, high ceilings, bay window and stealing the focal point in the room is the view and the fireplace. The living room offers multiple possibilities for furniture configurations, however, the virtual staging should give you an idea of the possibilities in the living room.
- Fully equipped kitchen which is in good order and benefits from double oven, electric hob and integrated appliances.

THE KITCHEN





- There is one main family bathroom which is in good order and has a shower over the bath with a modern finish.
- The flat offers three generous double bedrooms all ranging in size with various storage options.

BEDROOM 1



BEDROOMS 2 & 3



THE BATHROOM

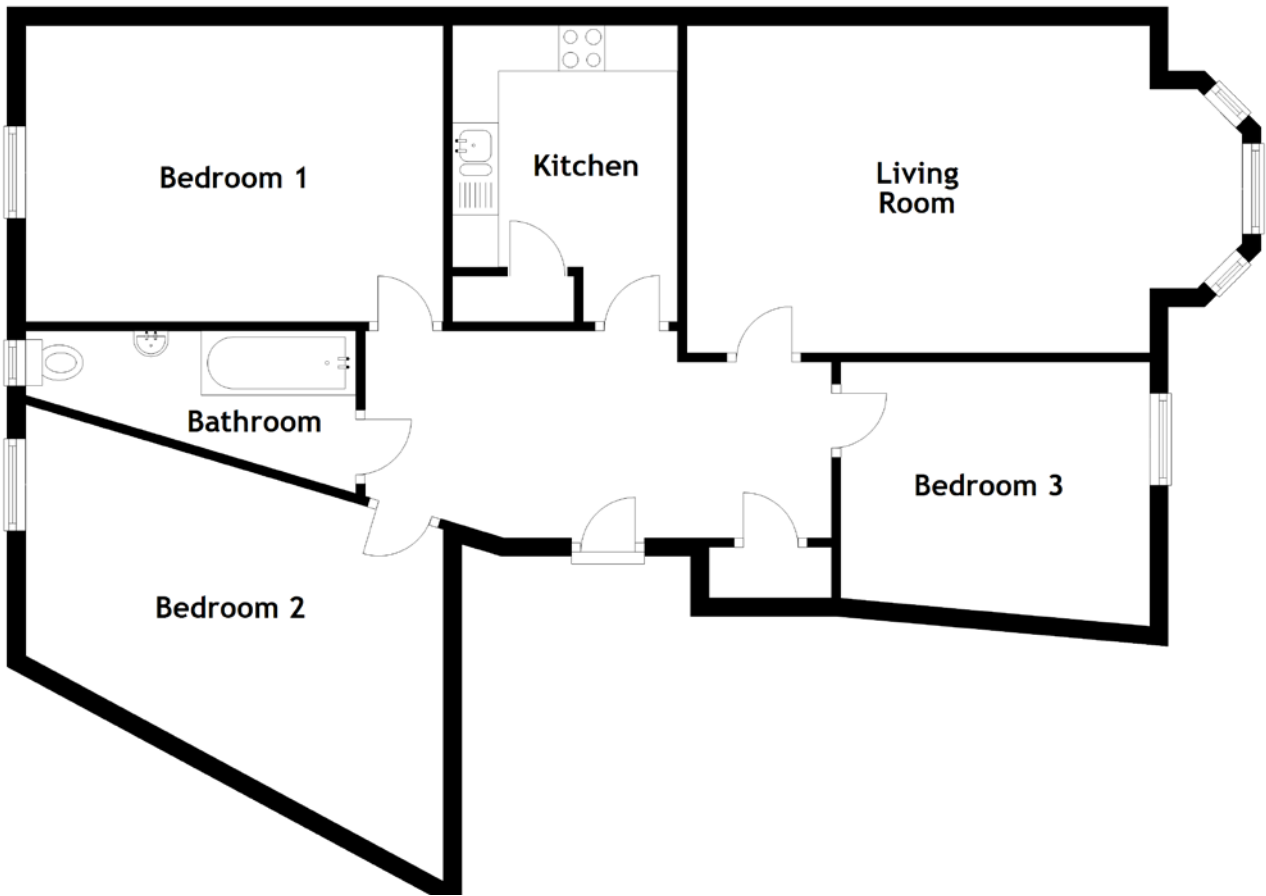


In addition, the property includes excellent storage, gas central heating, and modern double-glazed windows making for a warm home year-round, whilst also benefiting from excellent on-street parking.

EXTERNALS & VIEWS



FLOOR PLAN, DIMENSIONS & MAP

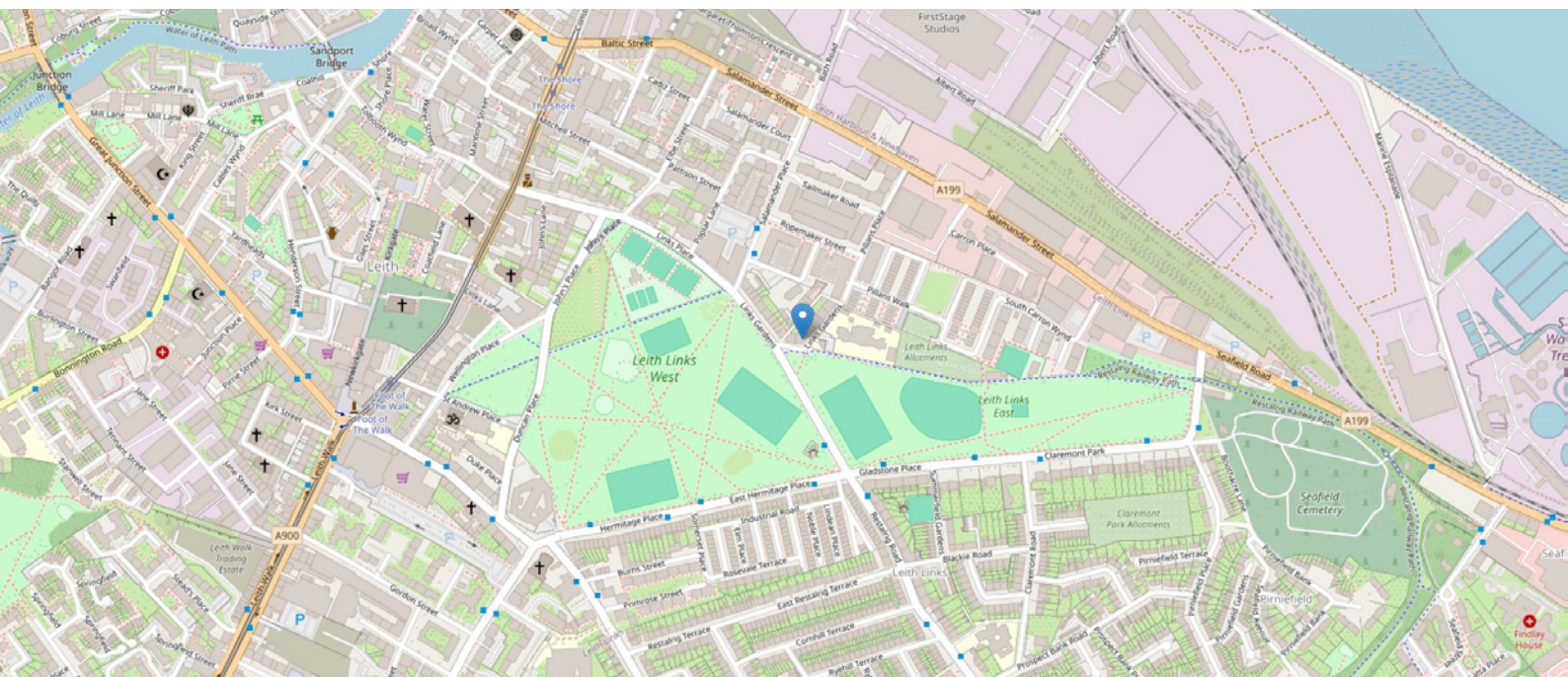


Approximate Dimensions
(Taken from the widest point)

Living Room 6.04m (19'10") x 3.56m (11'8")
 Kitchen 3.22m (10'7") x 2.65m (8'8")
 Bedroom 1 4.34m (14'3") x 3.22m (10'7")

Bedroom 2 4.54m (14'11") x 2.73m (8'11")
 Bedroom 3 3.36m (11') x 2.88m (9'5")
 Bathroom 3.59m (11'9") x 1.79m (5'11")

Gross internal floor area (m²): 88m²
 EPC Rating: E



THE LOCATION

Many would consider Edinburgh's Leith Links area to be one of the city's best-served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.





Leith is an established, independent community, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and a choice of dentists.

The shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

From here, it is a simple matter of a 25-minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city by-pass.

Leith also has its own Primary and Secondary schools, the Academy being a community high school with access to adults during the day and evenings.




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THE SUNDAY TIMES
 THE TIMES



Text and description
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