

# KILGOUR

PROPERTY



**15 Prospect Bank Gardens, Edinburgh, EH6 7PA**





- Spacious Lounge
- Separate Kitchen
- Dining Room
- 2 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Private Garden
- Driveway
- Detached Garage
- Council Tax – Band D
- EPC – Band D

Viewing by appointment through selling agent on 0131 273 5233

## Description

An excellent opportunity to acquire this end terrace villa set in a peaceful residential cul de sac in a highly popular and sought after residential location that is close to amenities and very well placed for commuting.

This property will require full upgrading and modernisation and presents a wonderful project for someone.

There are private gardens to the front side and rear as well as a detached garage and driveway for secure off street parking.

“Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the services or appliances.”

## Location

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer’s Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary’s RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

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B  
C  
EPC BANDD  
E  
COUNCIL TAX BAND

Lounge	17'7 x 11'6	5.35 x 3.49
Kitchen	11'6 x 7'2	2.19 x 3.49
Dining Room	12'3 x 6'5	3.74 x 1.96
Bedroom 1	11'9 x 10'5	3.58 x 3.19
Bedroom 2	11'0 x 8'4	3.35 x 2.53





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95 Clerk Street, Loanhead,  
Midlothian EH20 9RE  
enquiries@kilgourproperty.co.uk  
**0131 273 5233**

[kilgourproperty.co.uk](http://kilgourproperty.co.uk)

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