



7 Summerfield Gardens
LEITH LINKS | EDINBURGH | EH6 7LZ


warners
solicitors & estate agents



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Warners are delighted to present to market this extended three bedroom terraced villa in immaculate order, boasting private gardens and accommodation over three floors. Set on a quiet street, moments from quick transport links, vast open green spaces and excellent local amenities, this property is positioned in an extremely sought after residential area, located close to the famous Leith Links.

The property boasts a light and spacious bay windowed living room, a modern breakfasting kitchen features modern cabinetry with an array of integrated places and has ample space for a dining table. Patio doors lead you to the generously sized sun room with direct access and views to the rear garden, the perfect place to enjoy that morning coffee. All three bedrooms are of good size, the attic conversion adds a further bedroom, thus making this fantastic home a spacious and flexible home for any growing family or couple looking for extra living space. A contemporary family bathroom completes the accommodation on offer, featuring a stylish four piece suite, the double walk in shower comes with a waterfall style soaker. Early viewing is essential to fully appreciate the stunning interiors and peaceful, yet well-connected location!

- Stunning three bedroom extended terraced villa located close to the desirable Leith Links
- Welcoming entrance vestibule and hallway
- Welcoming entrance hall
- Light and spacious bay windowed living room
- Stylish well-equipped fitted breakfasting kitchen with ample space for small dining table with patio doors leading to the sunroom with French doors to rear garden
- Three good sized bedrooms
- Contemporary, luxury fully tiled bathroom with bath and walk in shower
- Double glazing & Gas Central Heating
- Well maintained private front and rear gardens mainly laid to lawn with patio area making it perfect for al fresco dining and outdoor entertaining. There is also a shed for handy external storage.
- Unrestricted on street parking

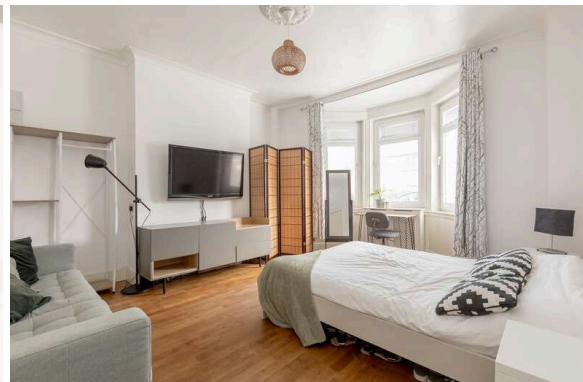


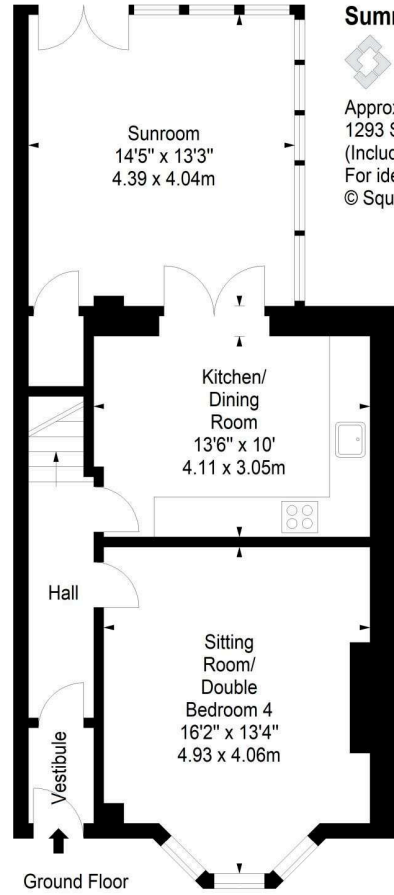
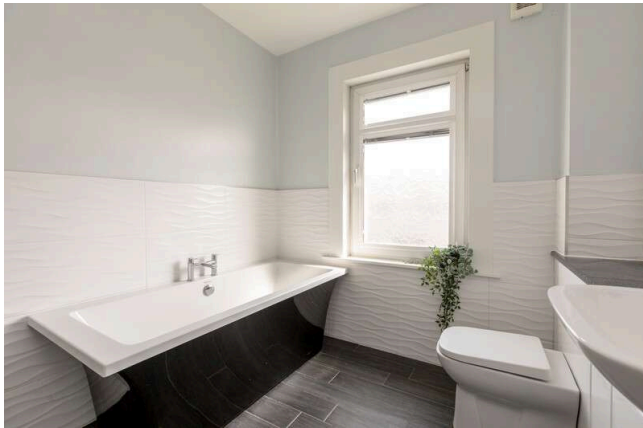
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The blinds and the integrated kitchen appliances will be included in the sale of the property. All furniture is available upon separate negotiation. EPC D.

The Leith Links area of Edinburgh lies to the east of the city centre. The property is well positioned to take advantage of a superb range of shopping outlets within Leith itself, whilst a short distance away is the vibrant Shore area which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Ocean Terminal retail and leisure complex includes a multi-screen cinema and restaurants such as Pizza Express. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.





Summerfield Gardens, EH6 7LZ



Approx. Gross Internal Area
1293 Sq Ft - 120.12 Sq M
(Including Eaves Storages)
For identification only. Not to scale.
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