



39 Prospect Bank Road
LEITH LINKS | EDINBURGH | EH6 7NT


warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this beautiful two-bedroom upper villa boasting well kept front and rear private gardens in the popular residential area of the Leith Links, to the East of Edinburgh's city centre. This well presented home is sure to appeal to a variety of buyers and also boasts a front driveway and garage. The property comprises a bright and spacious living room with a bay window, electric fire and fireplace, a fully fitted Kitchen currently comprising fridge/freezer, washing machine, electric hob and oven and dining area. There are two well proportioned bedrooms both with built in storage. The shower room completes the accommodation with shower and wc. Externally there are well-maintained, front and rear private gardens, a driveway and garage. The property also benefits from a fully floored attic.

- Two bedroom upper villa in sought after area
- Easy access to public transport links
- Living room with bay window
- Fitted Kitchen
- Shower room
- Front & rear private gardens, driveway and garage
- Ample storage including fully floored attic

Included in the sale are the fridge/freezer and washing machine.

EPC rating is C.

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



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 drive 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 a Marks & Spencer's food hall. An efficient public transport network is on hand, which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.



