



11/4 Gladstone Place
LEITH LINKS | EDINBURGH | EH6 7LY

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solicitors & estate agents



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A beautifully styled and exceptionally spacious interior, much enhanced by lovely period features, is on offer within this traditional three bed second floor flat. This is a highly sought position with fabulous views across the Links, and in close proximity to green open spaces, the tram network and the trendy bars and eateries at the Shore.

This lovely property forms part of a Victorian C-listed building, superbly positioned directly opposite the green expanse of Leith Links. Spacious and flexible living space is provided, ideal for a couple looking to spread out with extra space to work from home, or for a young family. Attractive period features on display include a grand mantelpiece with living flame gas fire within the bay windowed living/dining room, the warmth of sanded flooring and stripped wood doors, plus fine examples of intricate cornice work. Whilst the front facing rooms look out to the Links, the rear rooms also have a most pleasant view across the Leith Bowling Club's green. Viewing is highly recommended to appreciate what is on offer here.

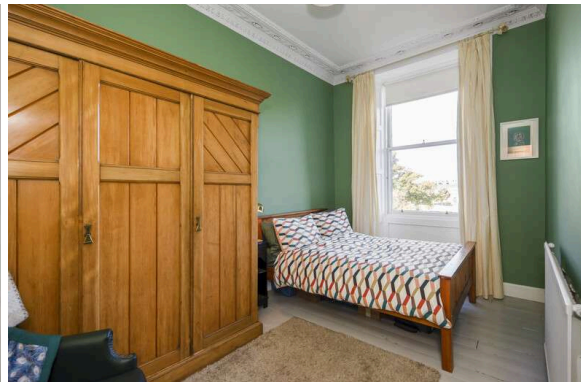
- Bay window living/dining room with mantelpiece
- Handy study off
- Fitted kitchen with breakfasting area off
- Utility room
- Three bedrooms
- Bathroom
- Wide entrance hallway with stripped doors
- Gas central heating
- Security entryphone system
- Shared rear garden
- Excellent amenities close to hand

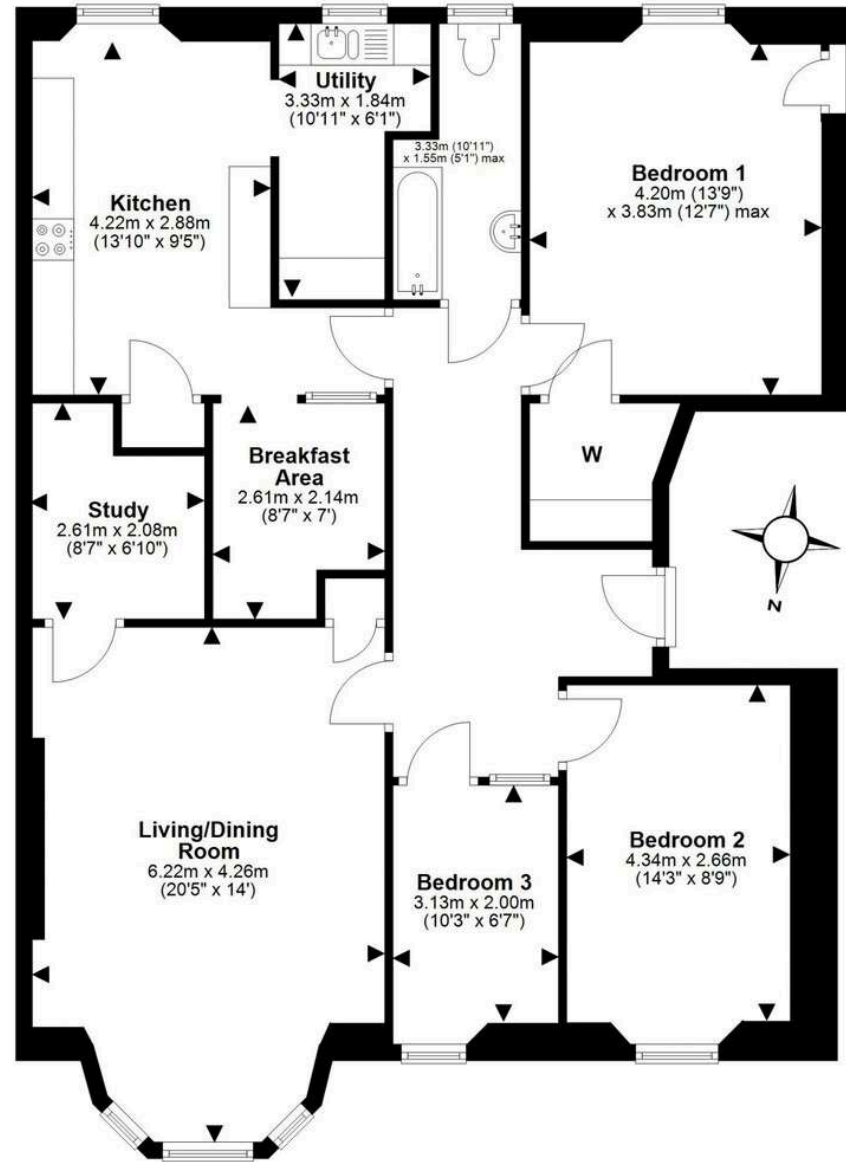
All blinds, curtains, NEFF cooker with gas hob, Bosch fridge/freezer, Samsung washing machine and Beko slimline dishwasher will be included in the sale. EPC Rating C.

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



Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience within easy reach of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park and various football pitches. Just a short from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. The bustling shopping area around Great Junction Street, the New Kirkgate and the Foot of the Walk provides everything you need for day-to-day life, while more extensive shopping facilities are available in the city centre or at nearby Ocean Terminal shopping centre. Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Newhaven via Leith to the city and Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.