



4/5 Burns Street
LEITH LINKS | EDINBURGH | EH6 8DS


warners
solicitors & estate agents



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Set in the heart of Leith and the Shore, moments from the vast open green spaces of the Links, quick transport routes and excellent amenities is this spacious second floor apartment. Boasting double glazing, gas central heating and manicured communal grounds this property would make an ideal buy in a tranquil, yet well-connected location.

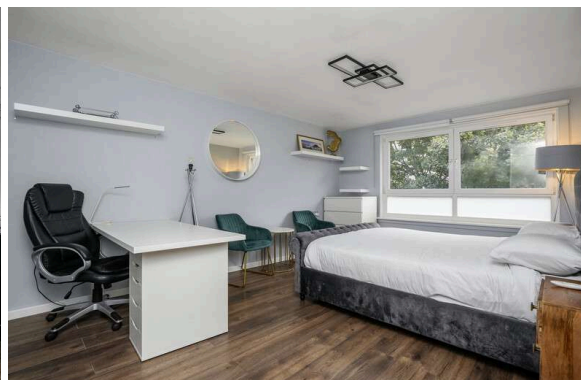
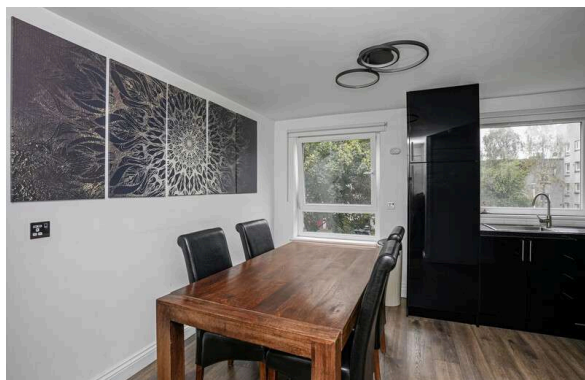
The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright twin windowed lounge, a contemporary dining kitchen with attractive units, three well-proportioned double bedrooms and the flat is completed by a stylish shower room and a separate W/C compartment.

- Spacious second floor apartment in the heart of Leith
- Manicured communal grounds
- Welcoming hallway with storage
- Bright twin windowed lounge
- Contemporary dining kitchen
- Three double bedrooms
- Stylish shower room and a W/C
- Gas central heating and double glazing

EPC C, Council tax band B. There are no factors associated with this property.

White good included in this sale are the oven, microwave, hob, fridge, dishwasher, washing machine and tumble drier. All furniture can be included in this sale with separate negotiation

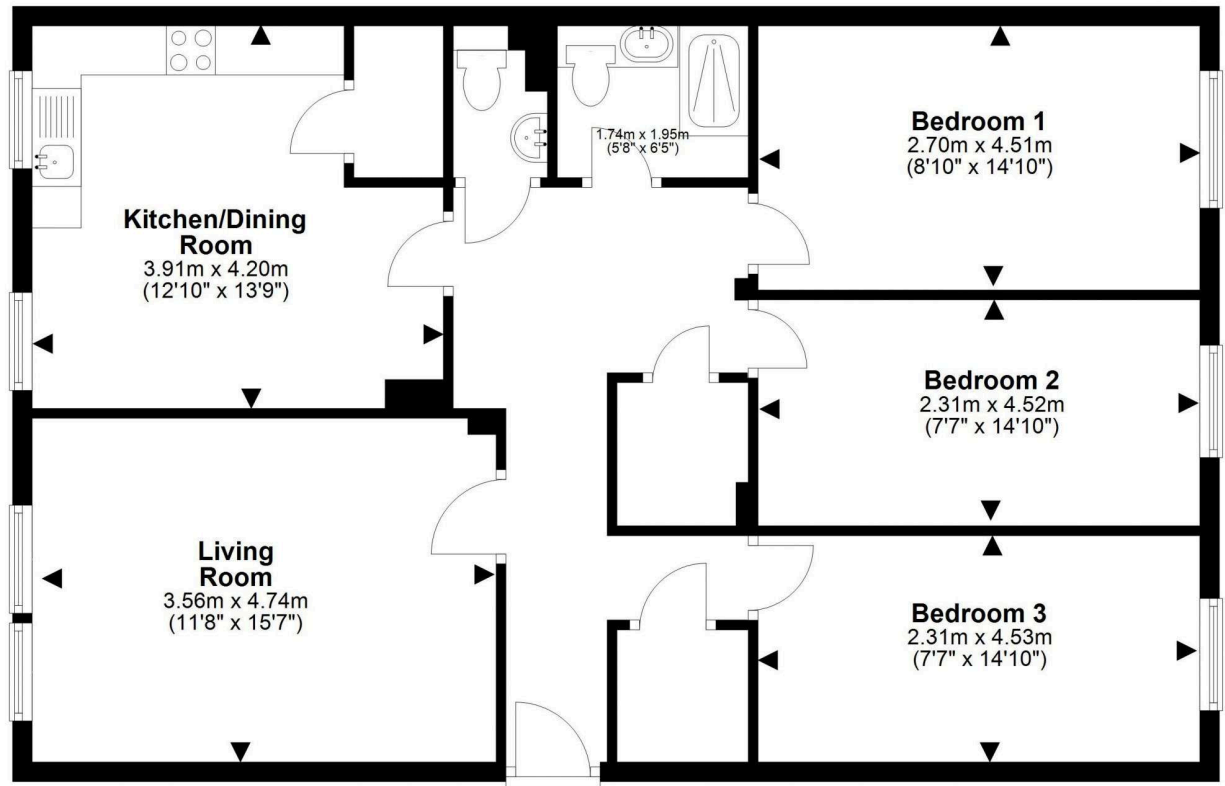
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The leafy suburb of Leith Links enjoys a tranquil, laid-back ambience within walking distance of the city centre. The vast open green space of Leith Links are seconds away. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. The bustling shopping 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. 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 and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education and also benefits from exceptional public transport links into the city centre and beyond, offering swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks





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.

