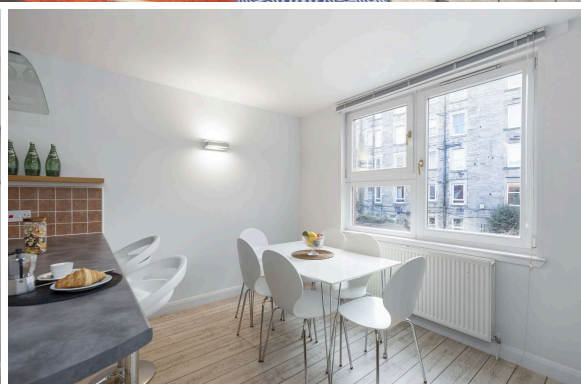




18 Iona Street Lane
LEITH | EDINBURGH | EH6 8SX


warners
solicitors & estate agents



18 Iona Street Lane

LEITH | EDINBURGH | EH6 8SX

Beautifully presented terraced town house set over three floors, part of a sought-after development with residents parking, located in the vibrant and cosmopolitan area of Leith and just over a mile from Edinburgh's City Centre.

This property occupies a pleasant situation on a well-tended modern development and internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs on the ground floor, there are two well-proportioned bedrooms bath with built in storage and a well-equipped bathroom with walk in waterfall shower and a heated towel rail. The first floor is the main hub of the property and has a spacious and versatile kitchen living room with great sized living area that lets in an abundance of natural light and a fully fitted kitchen that currently comprises a fridge/freezer, dishwasher, washing machine and gas hob, double oven and fan. Completing the first floor is the WC. Upstairs on the second floor is the master bedroom with large bright bedroom that includes built in storage and a stylish ensuite bathroom with a double waterfall shower and a separate bath. The property also benefits from a floored attic, residents parking and Nest heating system.

- Entrance Hall
- Spacious Kitchen/living room
- Fully fitted kitchen
- Three Bedrooms including stylish en-suite
- Further bathroom
- First floor WC
- Residents parking
- Gas central heating and double glazing

All fixtures, fittings, blinds, two leather sofas, footstool and kitchen appliances will be included in the sale.

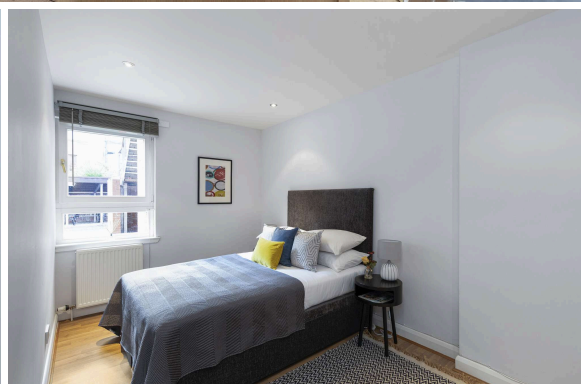
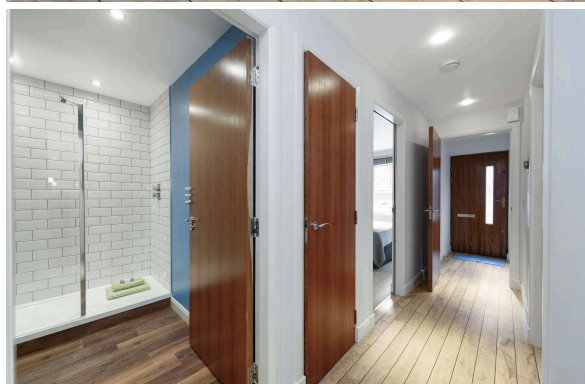
Factor fee is approx. £81 per month to James Gibb for management, gardening, lighting, and building insurance.

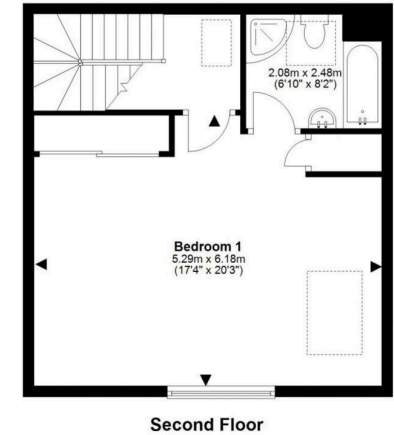
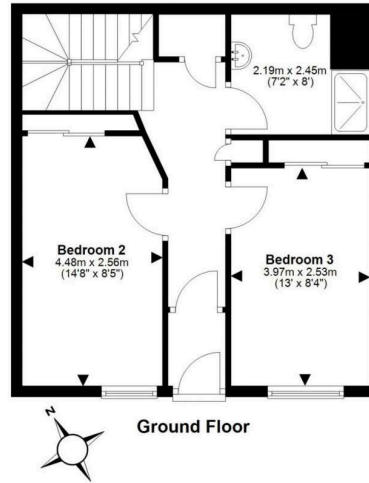
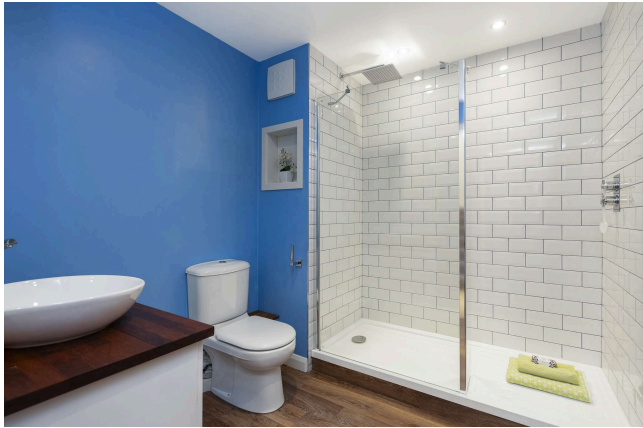
EPC Rating C, Council Tax Band E.

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



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 cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly 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.





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.

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