



38 Gordon Street
LEITH | EDINBURGH | EH6 8NB


warners
solicitors & estate agents



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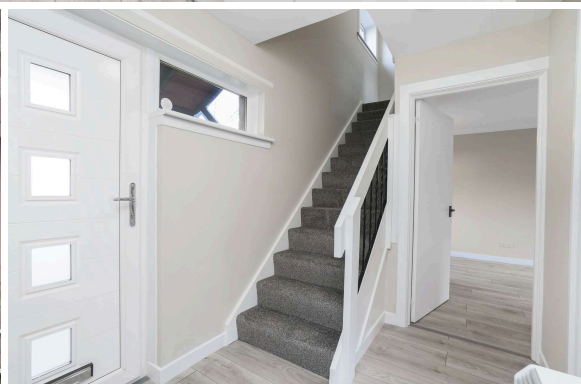
Must be viewed - rarely available 2 bed terraced villa refurbished to an exceptionally high standard and ready to move into, boasting a south-west facing private garden and beautifully kept communal grounds beyond. Fabulous location close to Leith Links, the on-trend Shore area, excellent local amenities and trams/buses to the City Centre.

This is a stunning starter home, ideal for a couple, revamped in recent months to include a full refit of the kitchen and bathroom, new front and back doors, new electric radiators, and fresh, neutral tone floor coverings and decor throughout. With twin windows to rear overlooking the gardens and a further window to front, the large living/dining room benefits from plenty of natural light and is perfect for relaxation, dining or entertaining. Clean modern lines in the kitchen, plus a full range of appliances, ensure a pleasant food prep area, including a small breakfast bar for informal dining. A door leads out into the private garden area with lawn, ideal for sitting out and enjoying the south-west facing aspect. Just beyond the garden is a gated communal garden with mature trees and bushes, for use by all residents within this small development. On the upper floor you'll find two double sized bedrooms and a beautifully fitted bathroom featuring fashionable black shower, heated towel rail and taps. An allocated parking space for this property is located to the right of the property, in the private car park.

- Sought after, high amenity area
- Superb transport links
- Dual aspect living/dining room
- Contemporary style breakfasting kitchen complete with appliances
- Two double bedrooms
- Well fitted bathroom with electric shower
- Entrance hallway
- Double glazing
- Electric heating - modern radiators
- Sunny private garden and separate secure well stocked shared grounds
- Allocated parking space in private car park.
- Permit and metered parking spaces on street
- Factored communal areas

Factor fee is place, £100 float and approx. charge of - £3.90 + VAT monthly management fee, £30 + VAT portal fee (one off payment), £4.61 monthly parking management fee, communal buildings insurance £23.11 over eight months

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



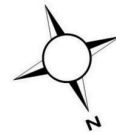
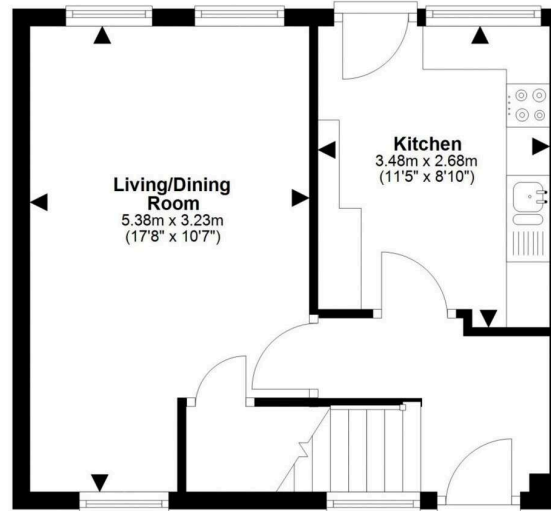
EPC Rating D, Council Tax Band D.

All fixtures, fittings, blinds and integrated appliances will be included in the sale.

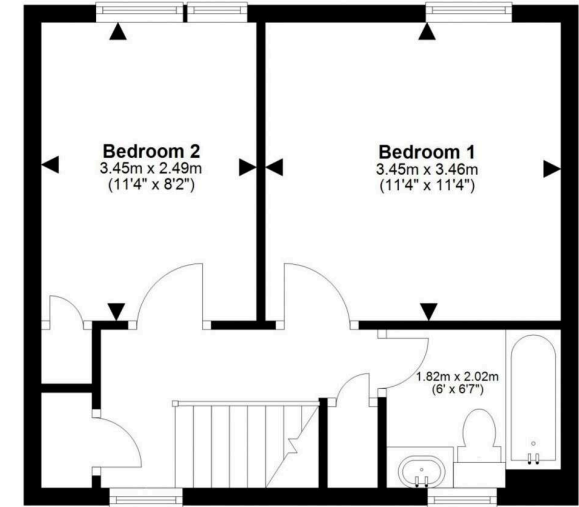
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets, including a Tesco store in the next street. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market. 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 has a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





Ground Floor



First Floor

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