



COULTERS[©]



12/4 ST. CLAIR ROAD

LEITH, EDINBURGH, EH6 8JJ

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the heart of Leith, this charming two-bedroom first floor flat offers perfect modern comfort. With its beautifully presented interior, this property is an ideal choice for first-time buyers or those looking for a trendy and convenient city living. The property also boasts a well-maintained communal garden.

With a stylish sitting room to the front of the property offering natural light and plenty of space for socialising this really is the heart for the home.

KEY FEATURES



Stylish first floor flat



Two double bedrooms, one with an en-suite



Well maintained shared gardens



Residents permit parking

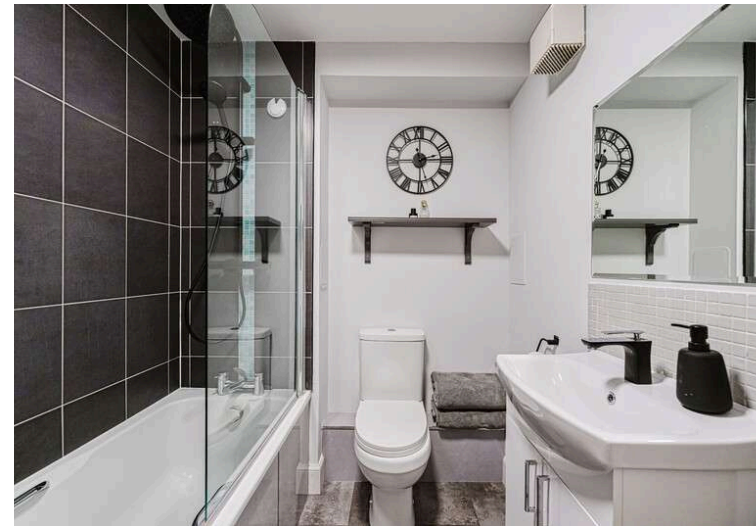


Independent retailers and cafes nearby



Within a short walk of Leith Links





The kitchen is equipped with wall and floor-mounted cabinets, providing ample storage space and integrated appliances, including a hob, oven, and extractor hood. The property also features two spacious double bedrooms to the rear of the property, one of which benefits from an en-suite bathroom. A separate bathroom completes the accommodation, offering a further three-piece suite.

The property further benefits from gas central heating, double glazing, a secure door entry system and residents' permit parking. With its desirable location in the heart of Leith, this property is an excellent choice for anyone seeking a stylish and welcoming home.





THE LOCAL AREA

Edinburgh's historic area of Leith is consistently voted one of the world's coolest neighbourhoods. Leith Walk, The Shore and Newhaven offer a wide selection of popular bars, fashionable restaurants and stylish cafes plus there are excellent shopping facilities provided by Tesco and Asda superstores.

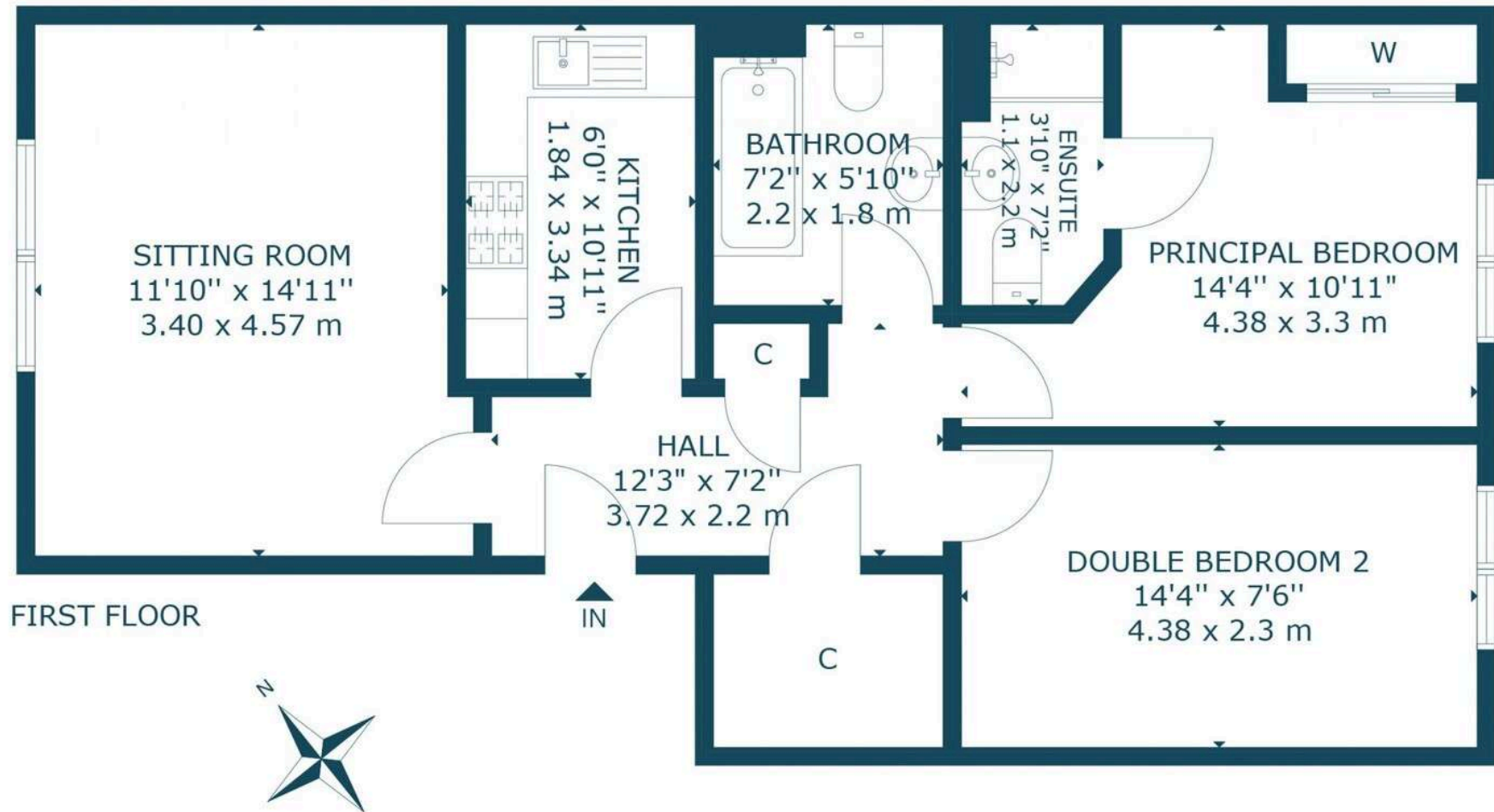
Leith Links provides a wonderful open green space with tennis courts and there's also a David Lloyd Health Club at Newhaven with swimming pools, fitness classes and a state-of-the-art gym. A weekly farmers market is held on Dock Place with street food, local produce, and handmade crafts.

Excellent transport links mean that regular buses and trams take you into the City Centre and onto Edinburgh International Airport.

EXTRAS

All curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. The mounted TV in the living room is NOT included and will be removed prior to sale.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 667 SQ FT / 62 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.