

COULTERS[©]

8/2 SEAFIELD AVENUE

LEITH LINKS, EDINBURGH, EH6 7QG

 2 BED  1 BATH  1 PUBLIC







TAKE A LOOK INSIDE

8/2 Seafield Avenue is a bright generously proportioned two bedroom ground floor flat which is positioned on the edge of Leith Links and is within walking distance of a range of amenities and fantastic transport links.

The accommodation comprises - a welcoming hallway with fantastic storage; a spacious, sitting room with views to the rear of the property which leads to the kitchen with an excellent selection of fitted floor and base units and integrated appliances; two double bedrooms both with fitted wardrobes, whilst a three piece suite bathroom completes the accommodation.

KEY FEATURES

-  Well proportioned ground floor flat.
-  Two double bedrooms.
-  Shared rear garden.
-  Allocated residents parking space.
-  Within walking distance of The Shore.
-  Excellent local amenities within walking distance.



The property benefits from gas heating system, double glazed windows. Externally the property has a shared rear outdoor space and an allocated residents parking space.

EXTRAS

All light fittings, fitted flooring and integrated kitchen appliances are included in the sale price.



THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams.

Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre and Waverly train station.

GET IN TOUCH



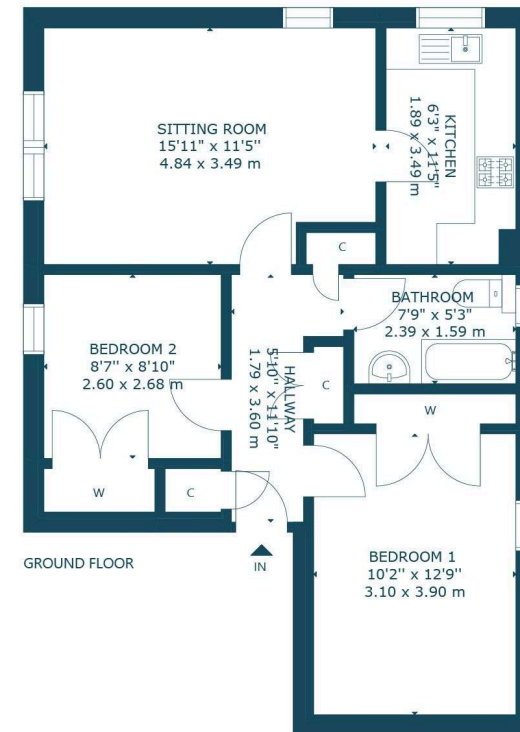
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL FLOOR AREA 619 SQ FT / 58 SQ M

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

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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.