

COULTERS[©]

6F2 FOX STREET

LEITH, EDINBURGH, EH6 7HN

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

6 (flat 2) Fox Street is a beautifully presented, freshly decorated ground floor flat, forming part of a modern development in the heart of Leith, a stone's throw away from the green open spaces of Leith Links and within walking distance of The Shore. The property has been a lovely home for the current owner and in recent years, a successful investment property. Accessed by way of a communal hall and stair, the front door opens onto a hall (with a deep cupboard), which in turn leads to the delightful sitting room /dining room, filled with light from the two windows with an outlook to the front.

KEY FEATURES



Beautifully presented ground floor flat.



Two double bedrooms, one with en-suite shower room.



Close to the green, open spaces of Leith Links and the Shore.



Two residents parking permits and in close proximity to both tram & bus stops.



Situated in the ever-popular area of Leith



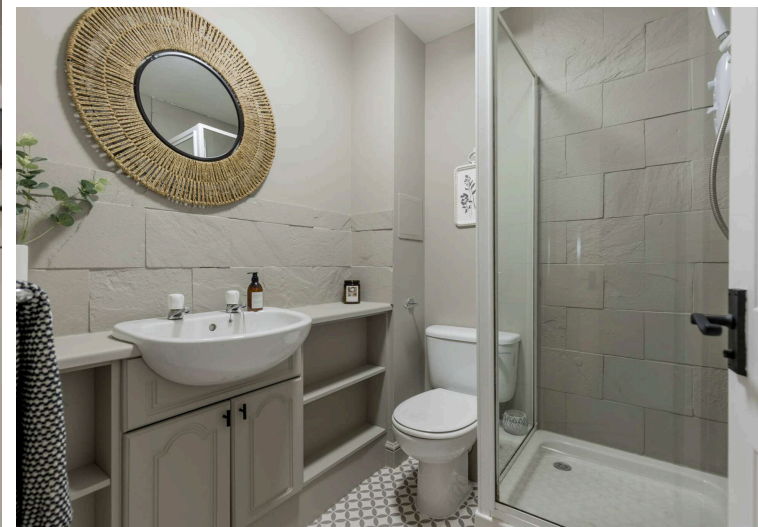
Independent retailers and cafes nearby.



EPC Rating - C



Council Tax Band - D

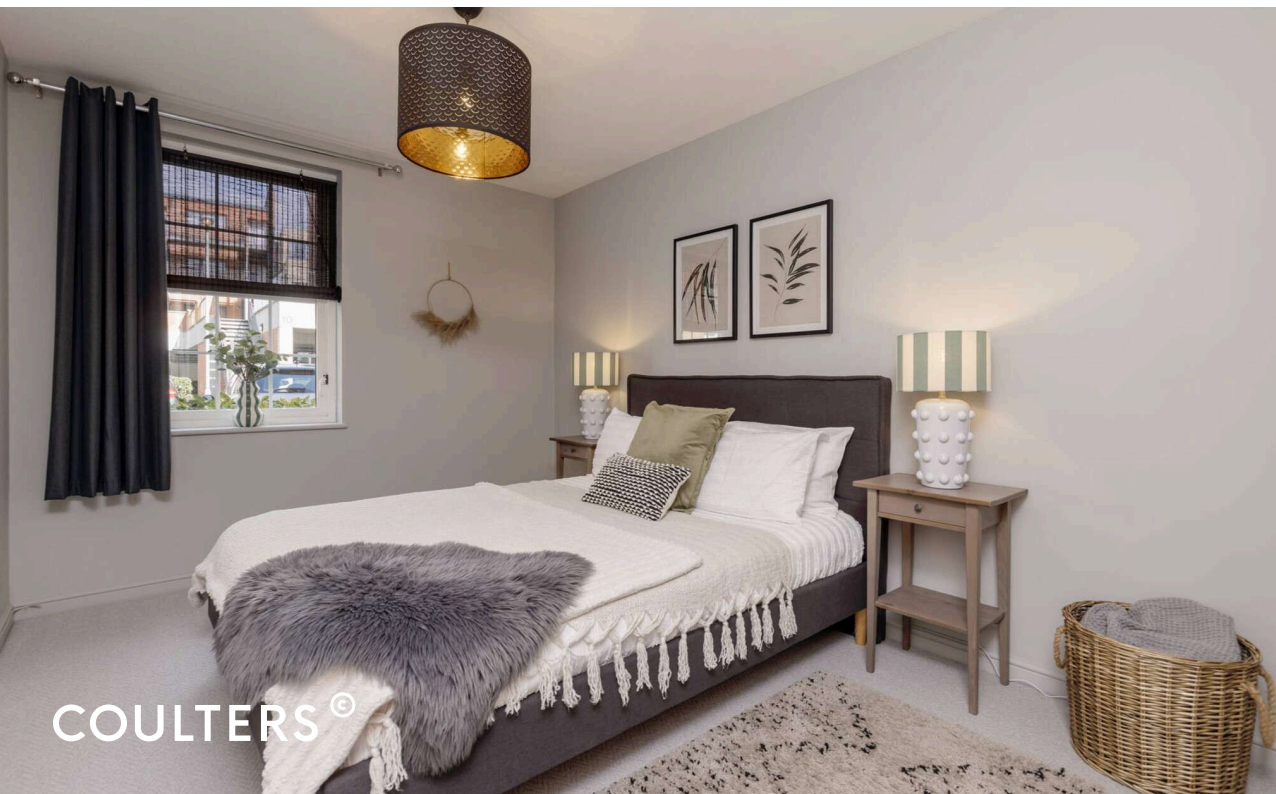


The kitchen is fitted with both wall and base mounted cabinetry, worktops and the integrated appliances comprise: electric hob, oven, washing machine and fridge/freezer.

There are two double bedrooms, both with fitted wardrobes, of which the principal bedroom also has an en-suite shower room (with shower, WC and wash hand basin). The bathroom completes the internal accommodation and has a bath (with shower over), WC and a wash hand basin which is incorporated into a vanity unit. The home has electric heating.

The property has two residents parking permits and there is a bike store.





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 regular bus and tram services a short walk away, take you swiftly into the City Centre and Waverly train station.

EXTRAS

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

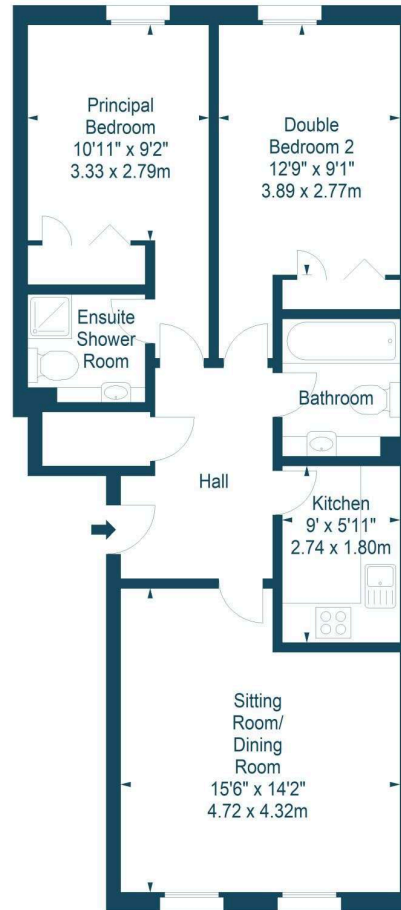
The factors are First Port Property Services Scotland and the factoring fee is approximately £235 per quarter.



Fox Street,
Edinburgh, EH6 7HN



Approx. Gross Internal Area
735 Sq Ft - 68.28 Sq M
For identification only. Not to scale.
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Ground Floor

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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.