

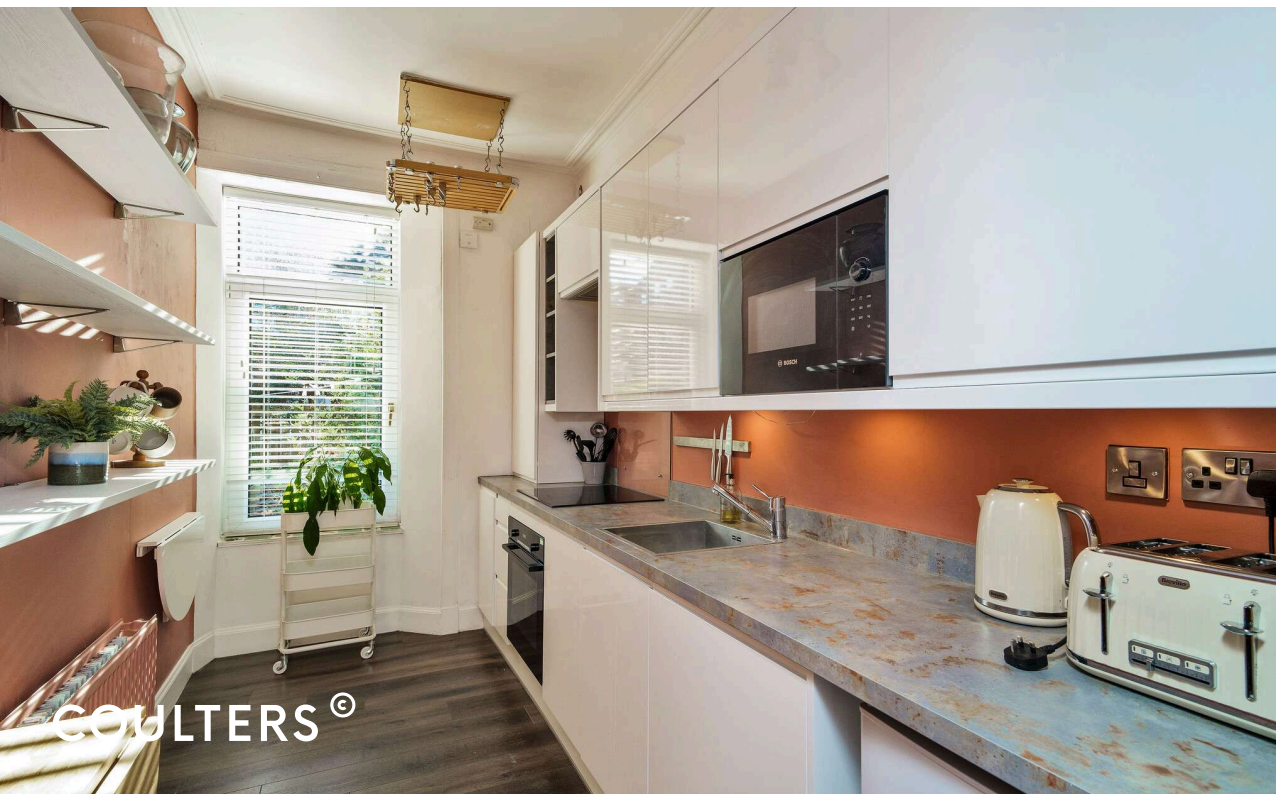
COULTERS<sup>©</sup>

# 11 COCHRANE PLACE

LEITH LINKS, EDINBURGH, EH6 8AH

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Quietly positioned at the end of a traditional terrace close to Leith Links, 11 Cochrane Place is a beautifully presented lower villa with private main door entry and a charming blend of period character and modern finishes. Offering flexible accommodation and excellent potential to reconfigure, this delightful property benefits from its peaceful setting while being just moments from vibrant Leith amenities and easy transport links into the city centre.

## KEY FEATURES



Lower villa flat with private entrance.



Double bedroom and large box room.



Private front garden.



Unrestricted on-street parking.



On the edge of Leith Links.



Excellent local amenities within walking distance.



EPC Rating - C



Council Tax Band - C





A hallway with entrance vestibule and large storage cupboard, leads to a spacious sitting room with working fire and tiled surround. The modern kitchen, replaced in recent years, features sleek cabinetry, generous worktop space, and integrated appliances, making it a practical and stylish space for everyday living.

The generously proportioned double bedroom enjoys the added benefit of an en suite shower room. Off the hallway, there is also a separate WC. A useful box room offers excellent storage or the exciting opportunity to be converted into a second bedroom (subject to necessary consents).

The property is set behind it's own private front garden with blossom tree and garden shed. It further benefits from gas central heating, double glazing, and access to on-street parking nearby.





## 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.

## EXTRAS

All fixtures and fittings, including; integrated white goods, blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.

**HOME REPORT VALUATION: £245,000**



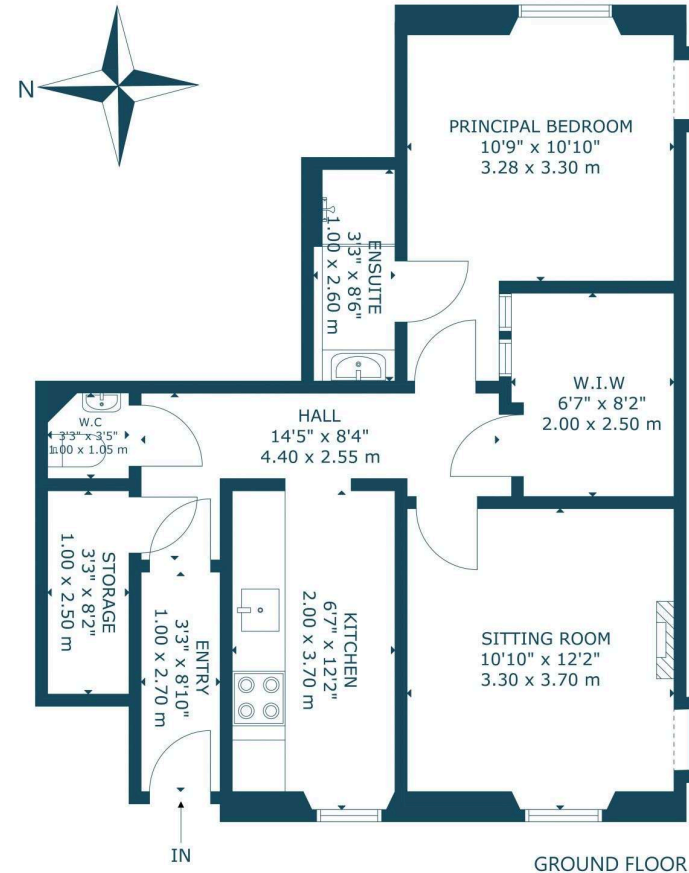
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11 COCHRANE PLACE, LEITH LINKS, EDINBURGH, EH6 8AH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 599 SQ FT / 56 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should 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.