

COULTERS[©]

7/7 BUCHANAN STREET

LEITH, EDINBURGH, EH6 8SJ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the vibrant and ever-popular Leith district of Edinburgh, this bright and beautifully presented first-floor flat offers an excellent opportunity for first-time buyers, young professionals, or investors alike. Combining period charm with modern convenience, the property is set within a traditional tenement building and benefits from a shared rear garden and on-street permit parking.

KEY FEATURES



Bright and attractive first floor flat.



Spacious double bedroom.



Well maintained shared rear garden.



On street permit parking.



Fantastic amenities and transport links including the tram.



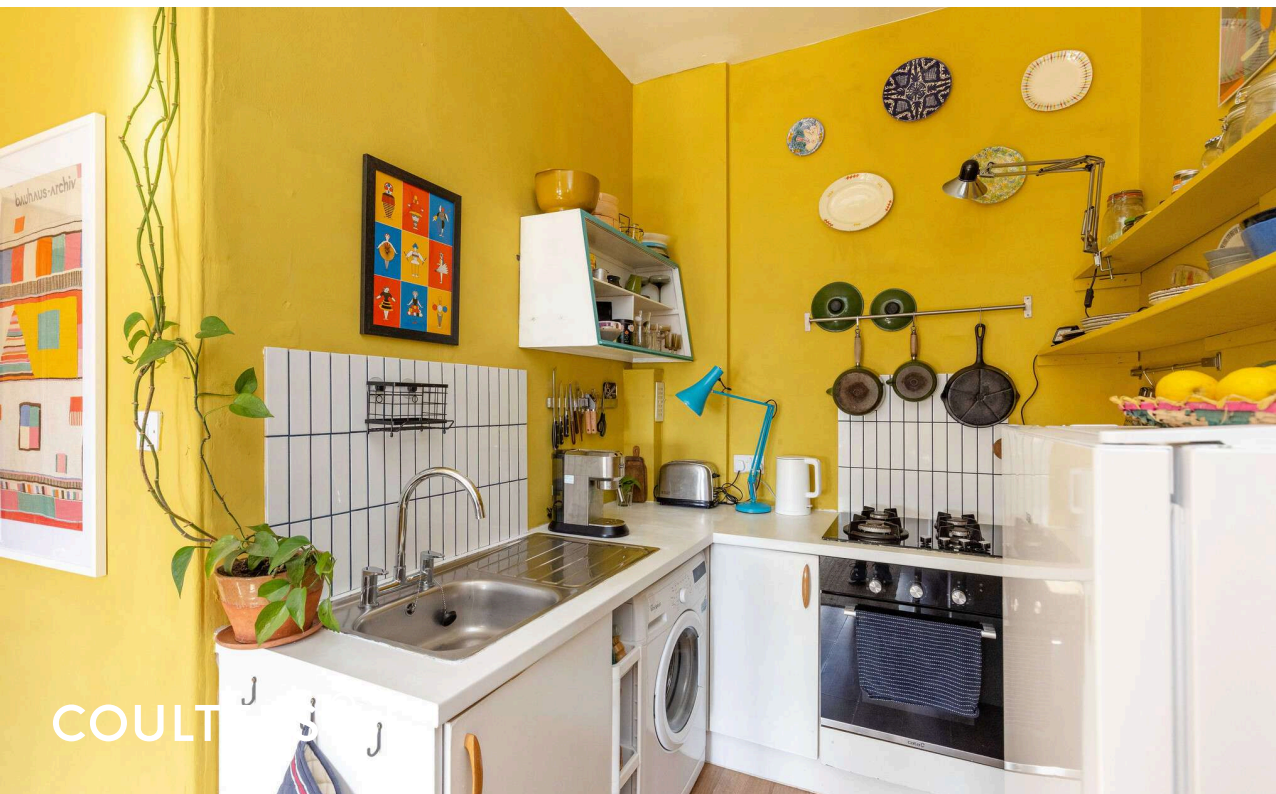
Within walking distance of St James Quarter.

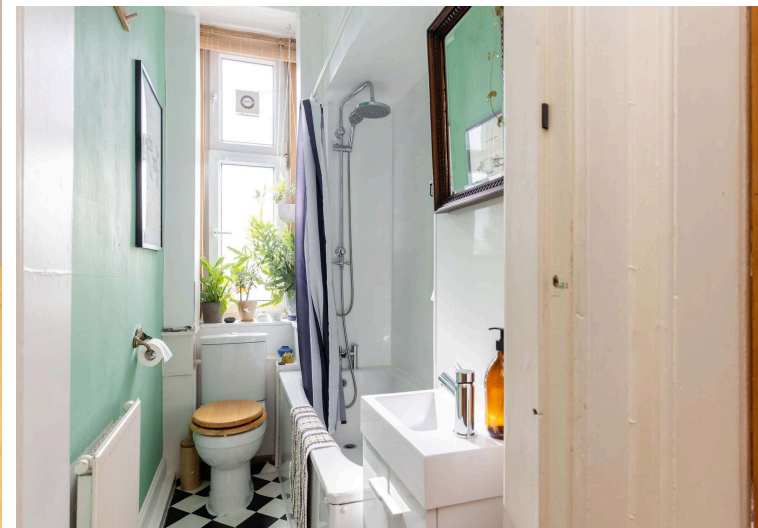


EPC Rating - C



Council Tax Band - B





The flat features a generously sized double bedroom with space for freestanding wardrobes, a spacious open plan kitchen/lounge with attractive cornicing and large windows that flood the room with natural light. The three piece bathroom is neatly finished with contemporary fittings, offering a fresh and clean space. The property further benefits from an extremely versatile boxroom which is the perfect space for an at home office, gas central heating and double glazing throughout and a secure door entry system.



THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant district which is consistently voted as one of the world's coolest neighbourhoods. The property enjoys an excellent position from which to enjoy this popular part of the city and its many amenities including bars, restaurants, convenience stores, and takeaways.

For larger shopping requirements there is a Tesco at the foot of Leith Walk, a Lidl nearby and Ocean Terminal has a variety of high street retailers, a gym, cinema, and restaurants. Leith Victoria Swim Centre and Leith Links are less than ten minutes' walk. The fashionable Shore is also a short walk away and boasts highly acclaimed restaurants, cafes and a weekly market. There is a tram stop just moments away from the property which offers transport to the city, directly to Edinburgh Airport.

EXTRAS

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

HOME REPORT VALUATION: £180,000



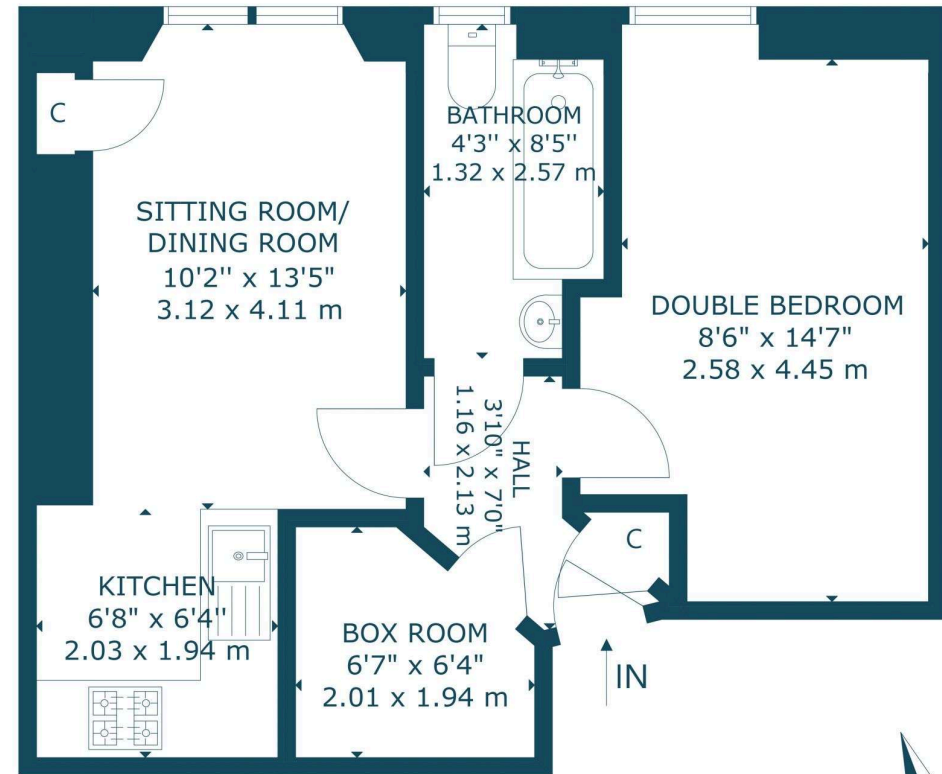
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FIRST FLOOR

7/7 BUCHANAN STREET, EDINBURGH, EH6 8SJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 443 SQ FT / 41 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.