

COULTERS<sup>©</sup>

82/1 LEITH WALK

LEITH, EDINBURGH, EH6 5HB

 4 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

This first floor flat on popular Leith Walk offers superb, flexible accommodation. Situated within a traditional Victorian tenement surrounded by an excellent range of amenities, the property has most recently been a successful HMO but would also suit first time buyers, professionals or families seeking a well-connected property with character and potential.

## KEY FEATURES



First floor flat situated on vibrant Leith Walk.



Versatile layout with four bedrooms.



Sitting room with bright corner aspect.



Permit parking available on surrounding streets.



Excellent bus and tram links.



Independent retailers, restaurants and cafes on the doorstep.



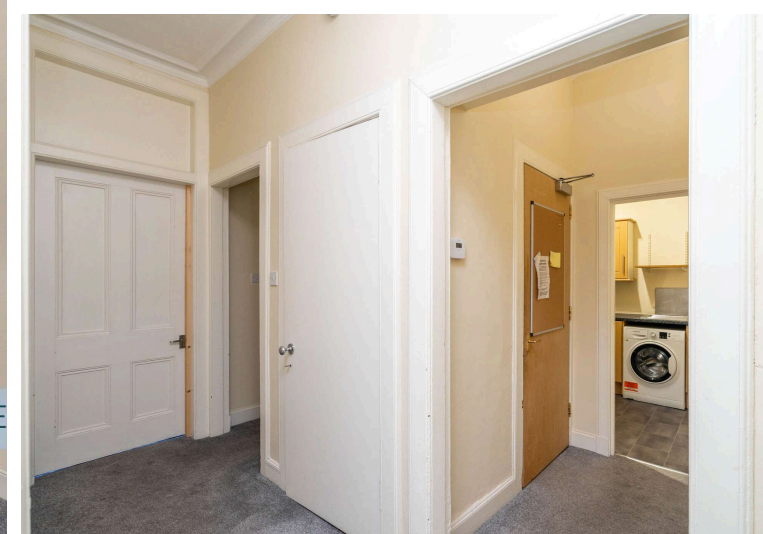
EPC Rating - C



Council Tax Band - D







Inside, the layout comprises of: entrance hall; sitting room with bright corner aspect; fitted kitchen with ample wall and base mounted units; four bedrooms; a useful home office or store room to the rear; and bathroom with three piece suite. The property offers potential to be reconfigured to create fewer, larger rooms if desired, subject to the necessary consents. The building has a secure entry system and the property is fitted with gas central heating and single glazed sash and case windows.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Other items may also be available subject to separate negotiation.



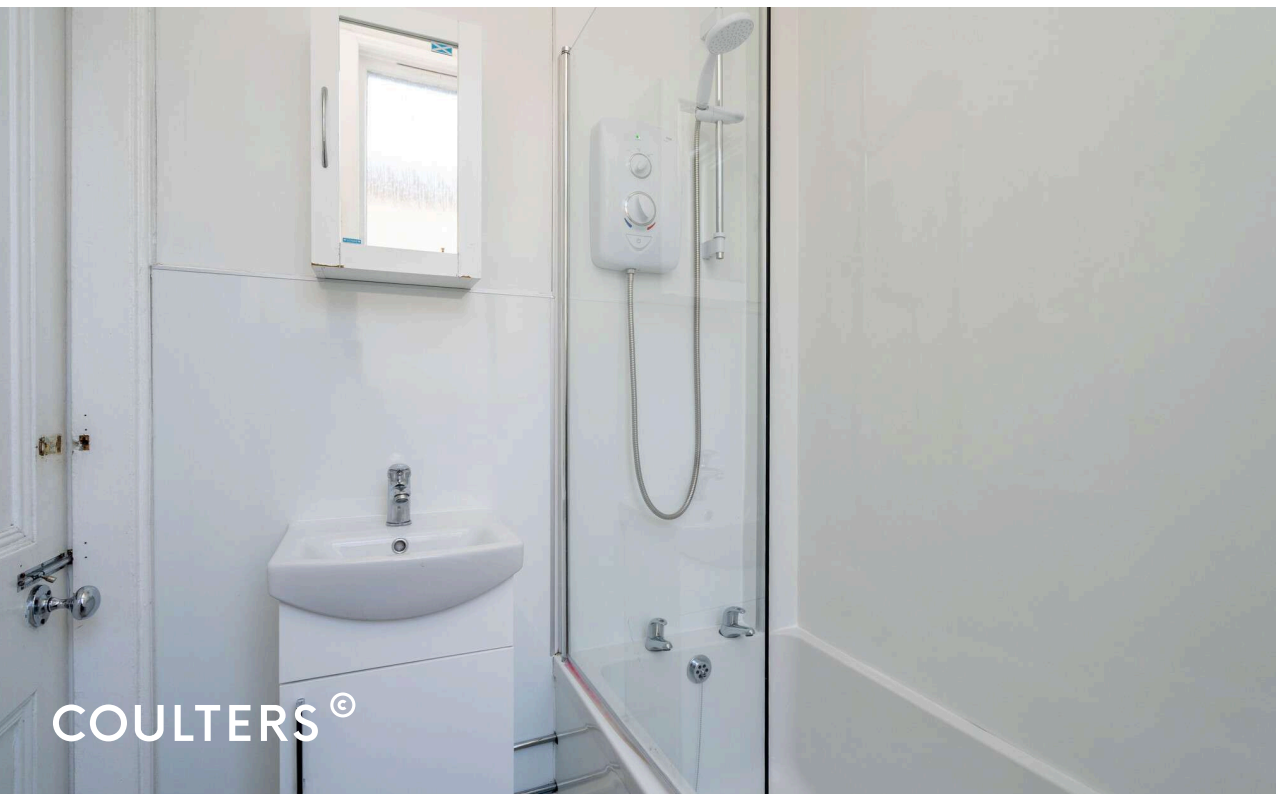




## THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant district which is consistently voted as one of the world's coolest neighbourhoods. Situated on Leith Walk, 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 Superstore and a Lidl at the foot of Leith Walk and Ocean Terminal has a variety of high street retailers, a gym, multiplex cinema, and restaurants. Leith Victoria Swim Centre and Leith Links are also close by.

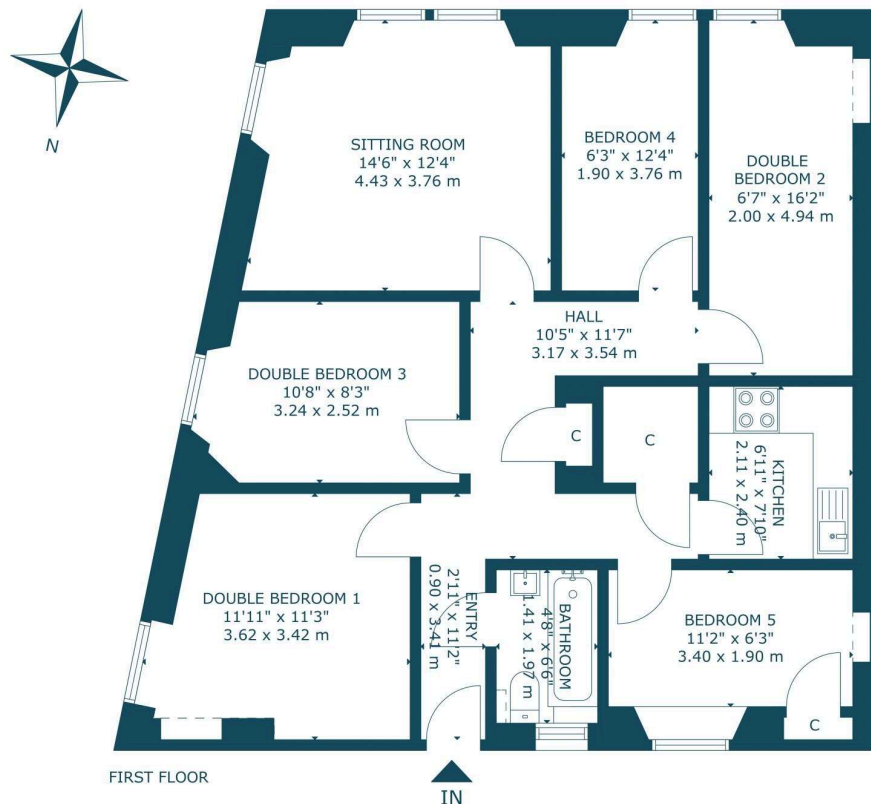
The fashionable Shore is also a short walk away and boasts highly acclaimed restaurants, lovely cafes and a weekly market. There is a tram stop just moments from the property which offers swift journeys into the heart of the city, connecting users to Waverley Railway Station, Edinburgh Bus Station and onwards, directly to Edinburgh Airport.











## 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.