



COULTERS[©]

2F1, 5A LINKS GARDENS

LEITH, EDINBURGH, EH6 7JH

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set on the second floor of a traditional tenement overlooking Leith Links, this two-bedroom flat offers an exciting opportunity to modernise a characterful home in one of Edinburgh's most vibrant neighbourhoods.

Filled with natural light and original features, including ornate cornicing, the property has excellent bones for a stylish renovation. The spacious living room with bay window enjoys a bright, open outlook over Leith Links and towards Arthur's Seat, while the separate internal kitchen and floor to ceiling walk-in storage spaces provide flexible space to reconfigure.

KEY FEATURES



Spacious second floor flat.



Two double bedrooms.



Shared rear garden and opposite Leith Links.



On-street permit parking.



Excellent renovation opportunity.



Independent retailers and cafes nearby



EPC Rating - C



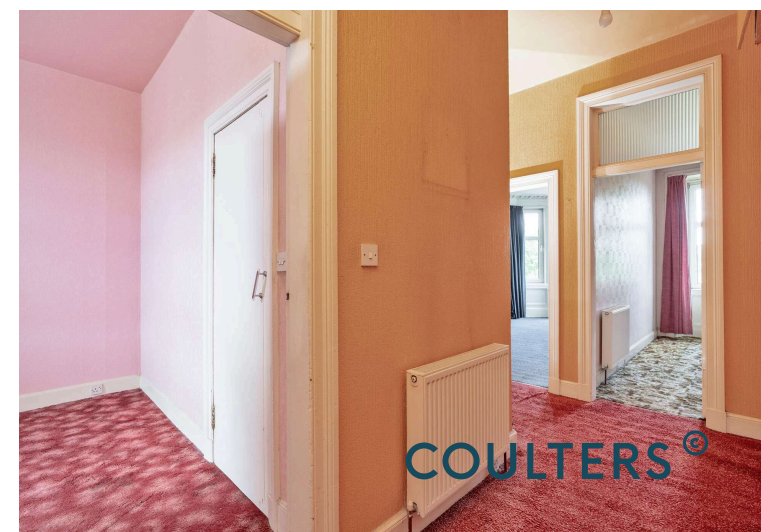
Council Tax Band - C





The two double bedrooms are generously sized and retains period detailing. A modern three-piece shower room and walk-in storage cupboard complete the layout. While gas central heating and double glazing are already in place, the interiors now require upgrading, making it ideal for buyers ready to put their own stamp on a classic Edinburgh flat.

Residents enjoy a shared garden. Cafés, shops, leisure facilities and schools are within short walking distance. Transport links including Lothian Buses and Edinburgh Trams are also within easy walking reach. This is a rare chance to invest in a charming property with spectacular unobstructed views, offering strong potential in a prime location.





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 play areas, sports pitches and tennis courts. A National Cycle Network cycle path runs along the perimeter.

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 take you swiftly into the City Centre, Waverley train station and Edinburgh Airport.

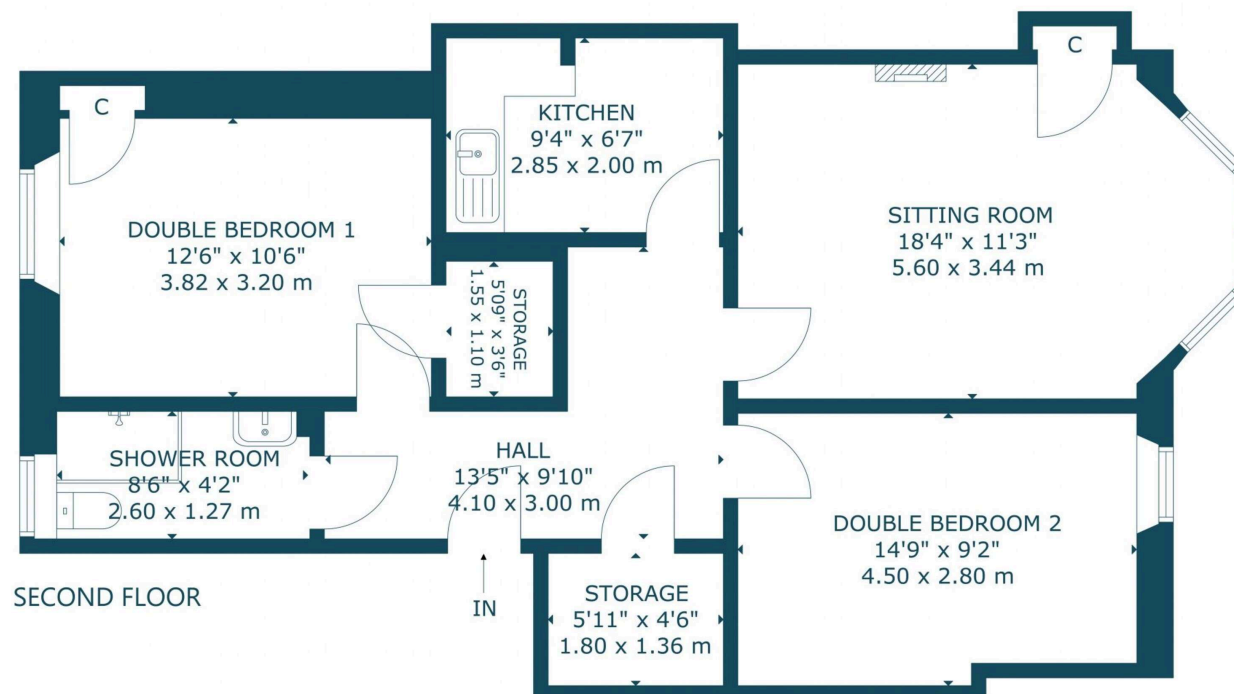
EXTRAS

All light fittings and fitted flooring are included in the sale price

HOME REPORT VALUATION: £250,000







2F1, 5A, LINKS GARDENS, EDINBURGH, EH6 7JH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 706 SQ FT / 66 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.