



4 Leven Close, Leven Street, Edinburgh, EH3 9LF



Welcome

Welcome to Leven Close, situated within a peaceful residential enclave just off Leven Street in the highly desirable Tollcross district of Edinburgh, this attractive three-bedroom terraced house offers spacious and flexible accommodation arranged over two levels, complemented by private gardens to both the front and rear. The property enjoys a tranquil setting whilst benefiting from immediate access to the excellent amenities of Tollcross, Bruntsfield and the City Centre. This appealing home is ideally suited to professionals, couples and families seeking a rare house within this sought-after central location. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Ground floor WC
- Superb rear facing living and dining room with garden access
- Fully fitted kitchen
- Three bedrooms
- Family bathroom comprising WC, wash hand basin, bath and shower cubicle
- Attic storage
- Electric heating
- Double glazing
- Private gardens to the front and rear.
- Secure entry system
- Permit and metered parking available







Tollcross

Leven Close is tucked away off Leven Street in the heart of Tollcross, one of Edinburgh's most vibrant and convenient residential districts. Residents benefit from an extensive range of local shops, cafés, restaurants and leisure facilities, with Bruntsfield, The Meadows and Edinburgh City Centre all within easy walking distance. Excellent public transport links provide swift access throughout Edinburgh, while nearby green spaces offer superb opportunities for recreation and outdoor pursuits.

Extras

Included in the sale are the integrated kitchen appliances, dishwasher, fixtures & fittings and garden furniture. The sellers are including some items of furniture in the sale price, to be advised at viewings and with selling agents.



Get in touch

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 0131 240 3818

Property Hub:

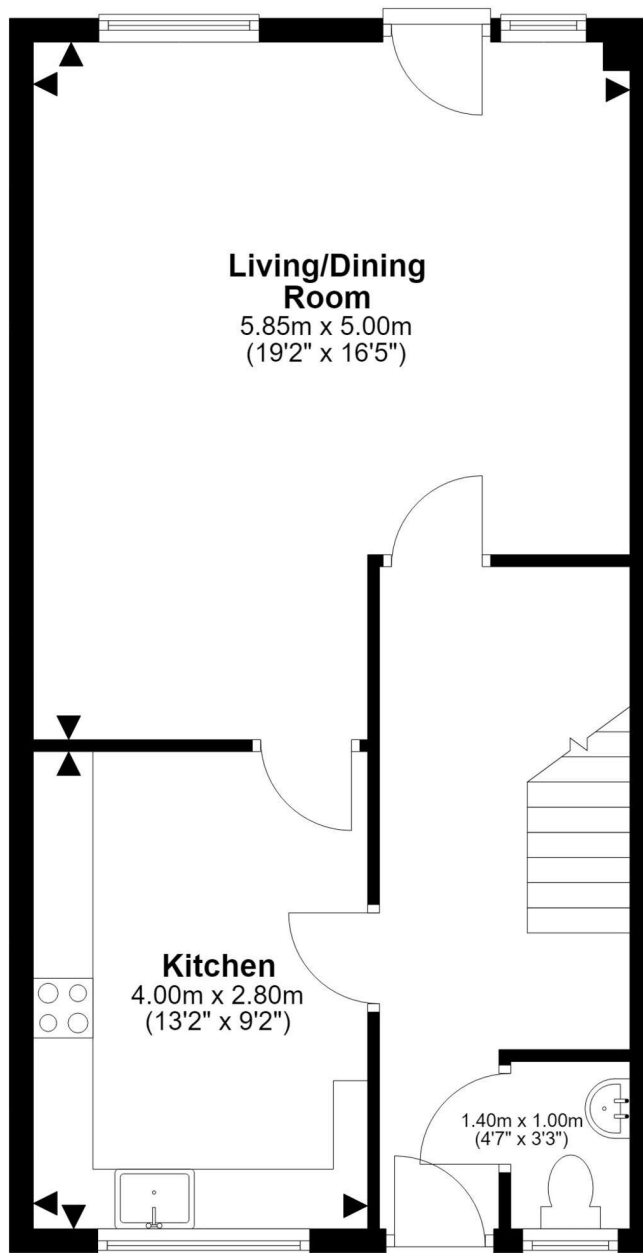
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

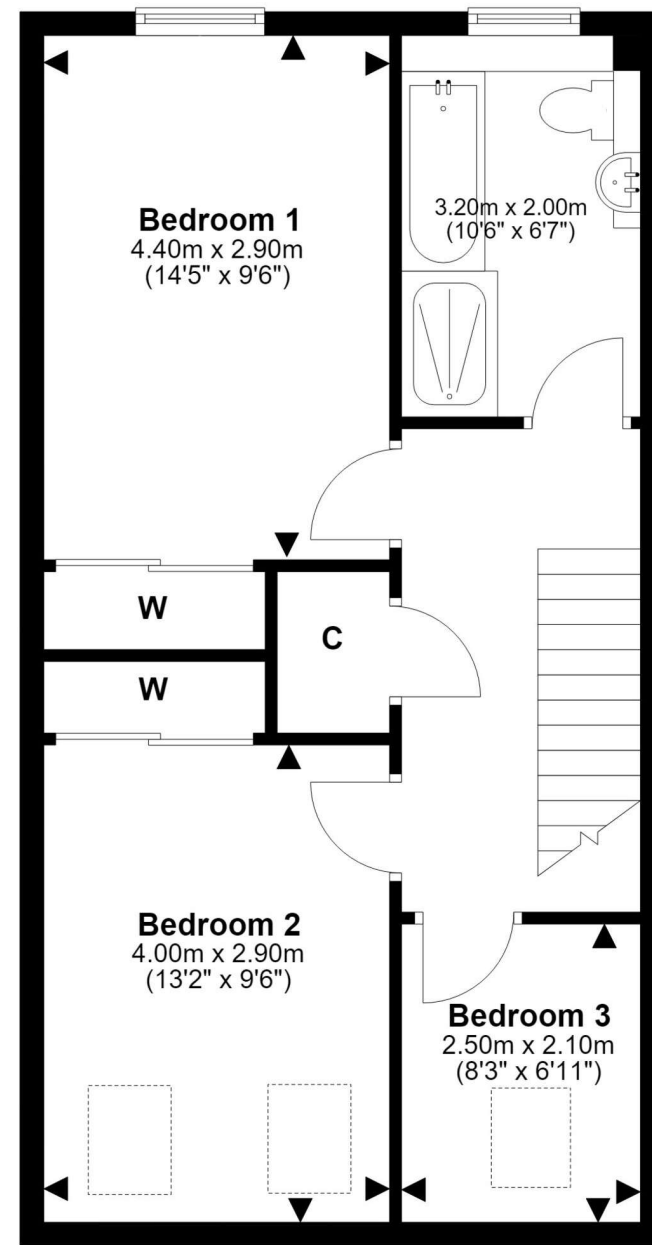
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.