

COULTERS®

1 BOOTHACRE LANE

LEITH LINKS, EDINBURGH, EH6 7QN

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set peacefully away from the bustle of the main road, 1 Boothacre Lane is a charming one-bedroom main-door flat offering a rare combination of tranquil surroundings, generous outdoor space and immediate access to the vibrant amenities of Leith. This property offers an idyllic retreat within one of Edinburgh's most sought-after districts.

The accommodation is centered around a bright and sociable open-plan kitchen, living and dining area, with doors out to the garden creating an indoor/outdoor feeling.

Overlooking the peaceful garden, the generously proportioned double bedroom benefits from storage and an abundance of natural light. The bathroom includes a three-piece suite with bath and shower over, WC and wash-hand basin.

The large hall storage cupboard and entrance vestibule provide excellent additional practicality.

KEY FEATURES



Peaceful tucked-away setting just off the main road .



Bright open-plan kitchen, living and dining space.



Exceptional private garden.



On-Street Parking.



Prime Leith location close to vibrant shops, cafés and



Spacious Double Bedroom with storage.



EPC Rating - C



Council Tax Band - C



The exceptional garden grounds are undoubtedly the standout feature of the property, offering an impressive private outdoor space rarely found so close to the city centre. Beautifully maintained and wonderfully peaceful, the garden provides the perfect setting for relaxing, dining outdoors or gardening enthusiasts alike.

The property also benefits from Double Glazing, Gas Central Heating and underfloor heating in the livingroom and bathroom.



THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and highly desirable district renowned for its exceptional selection of restaurants, cafes, bars and independent retailers. Situated just north of Edinburgh's City Centre, the area benefits from excellent transport links, including regular bus and tram services providing swift access throughout the city.

The nearby Shore area offers an exciting waterfront atmosphere with acclaimed dining destinations, trendy bars and scenic walkways, while Leith Links provides expansive green space ideal for walking, running and outdoor recreation and Portobello beach only a short distance away. Everyday shopping needs are well catered for with a range of convenience stores, supermarkets and local amenities all within easy reach.

EXTRAS

All fitted flooring, light fittings and integrated kitchen appliances are included in the sale price. The washer/dryer is not included in the sale.

HOME REPORT VALUATION: £240,000



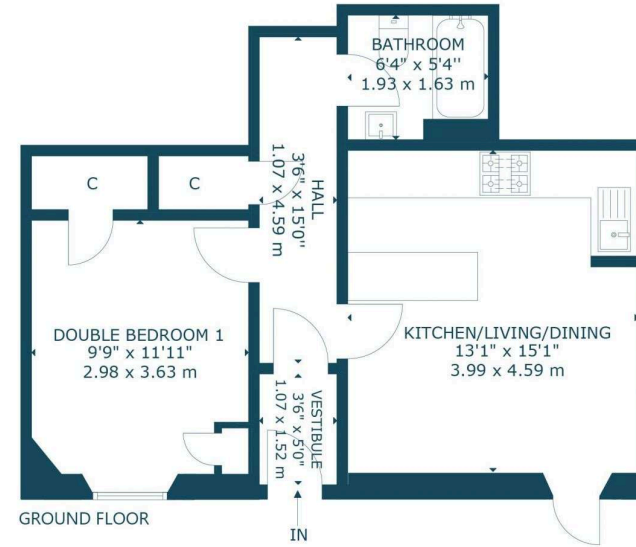
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1 BOOTHACRE LANE, EDINBURGH, EH6 7QN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 468 SQ FT / 43 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.