



Leith

6/8 North Hillhousefield
EH6 4HU



Top Floor Flat

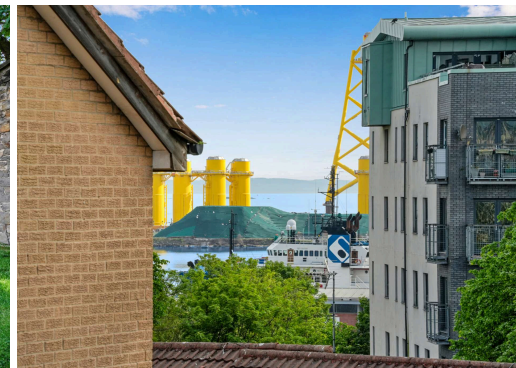
OFFERS OVER £170,000

- Entrance hall
- Living room
- Kitchen
- 2 bedrooms
- Shower room

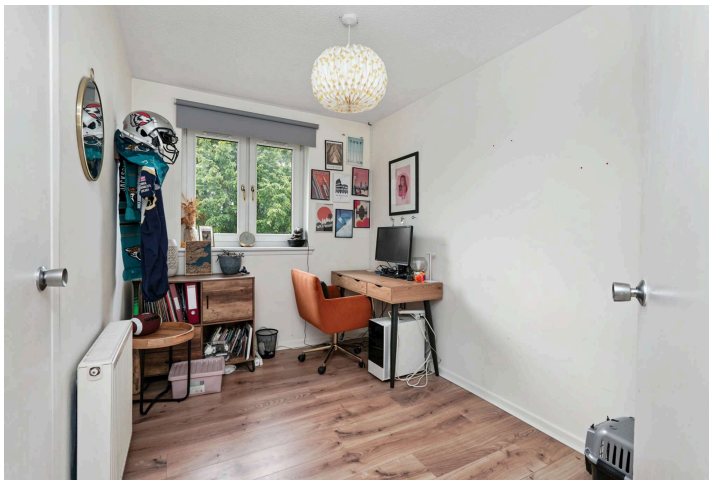
- Gas central heating
- Double glazing
- Communal grounds
- Residents parking
- Excellent transport links

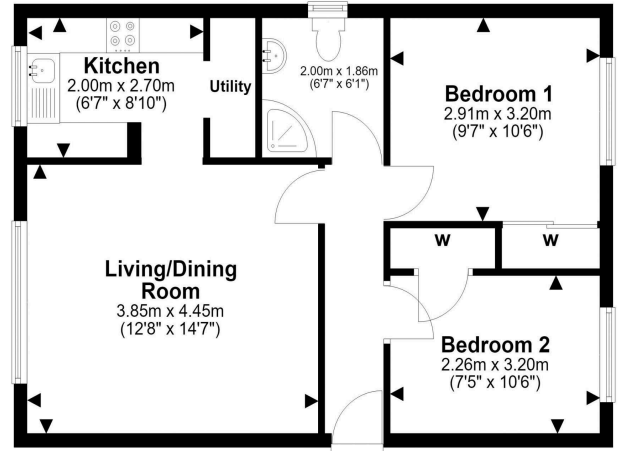


Viewings - by appointment call
Beveridge & Kellas on 0131 554
6321









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.

Viewing is highly recommended of this top floor flat situated in the popular area of Leith and able to take advantage of local shopping facilities, recreational pursuits, schooling at both primary and secondary level and local bars and cafes. The vibrant Shore area of Leith offers a wide range of restaurants, bistros and further bars and cafes. In addition, the nearby Ocean Terminal offers a choice of high street stores, multi-screen cinema and 24-hour gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

The flat is accessed via a shared stair and opens to an entrance hall which has an entry phone handset and gives access to much of the flat. The front facing living room has twin windows allowing natural light, and the kitchen off. The kitchen is also situated to the front of the flat and has base and wall units, pantry cupboard, integrated oven with electric hob, freestanding washing machine and a freestanding fridge freezer. To the rear are two bedrooms both of which have built in wardrobes. Completing the accommodation is a side facing shower room with partially tiled walls, a mains powered shower unit, WC, and a wash hand basin within a vanity unit.

Additional benefits include gas central heating, double glazing, residents parking and communal grounds.

EXTRAS

All aforementioned white goods, curtains/ blinds, and light fittings to be included in the sale. Other items are open to separate negotiation. (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc