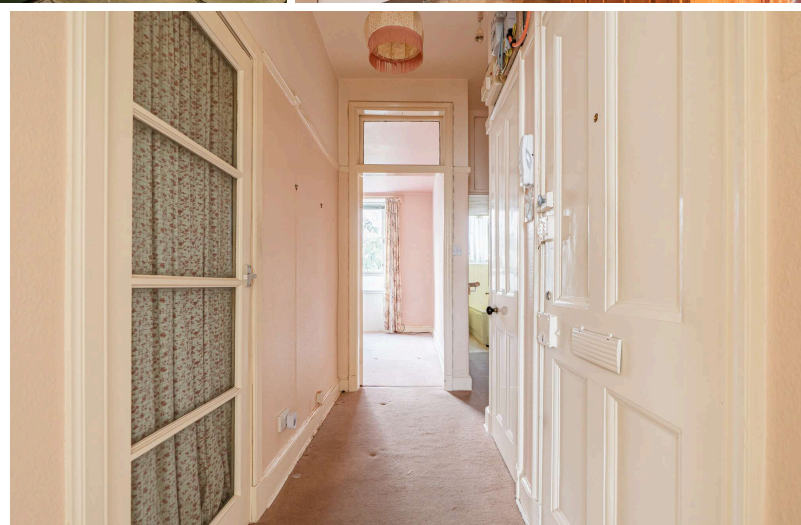
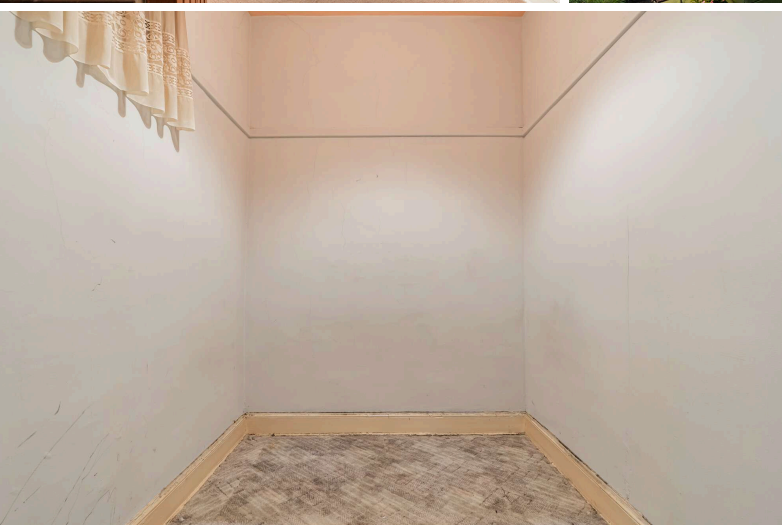
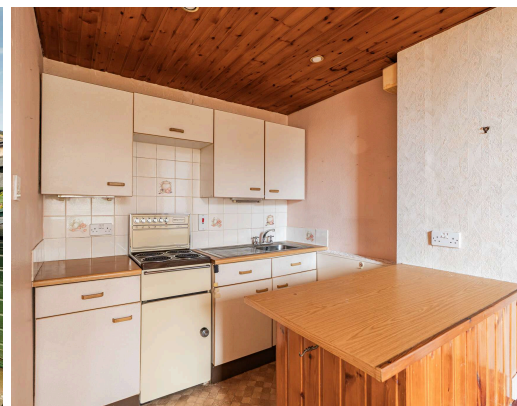
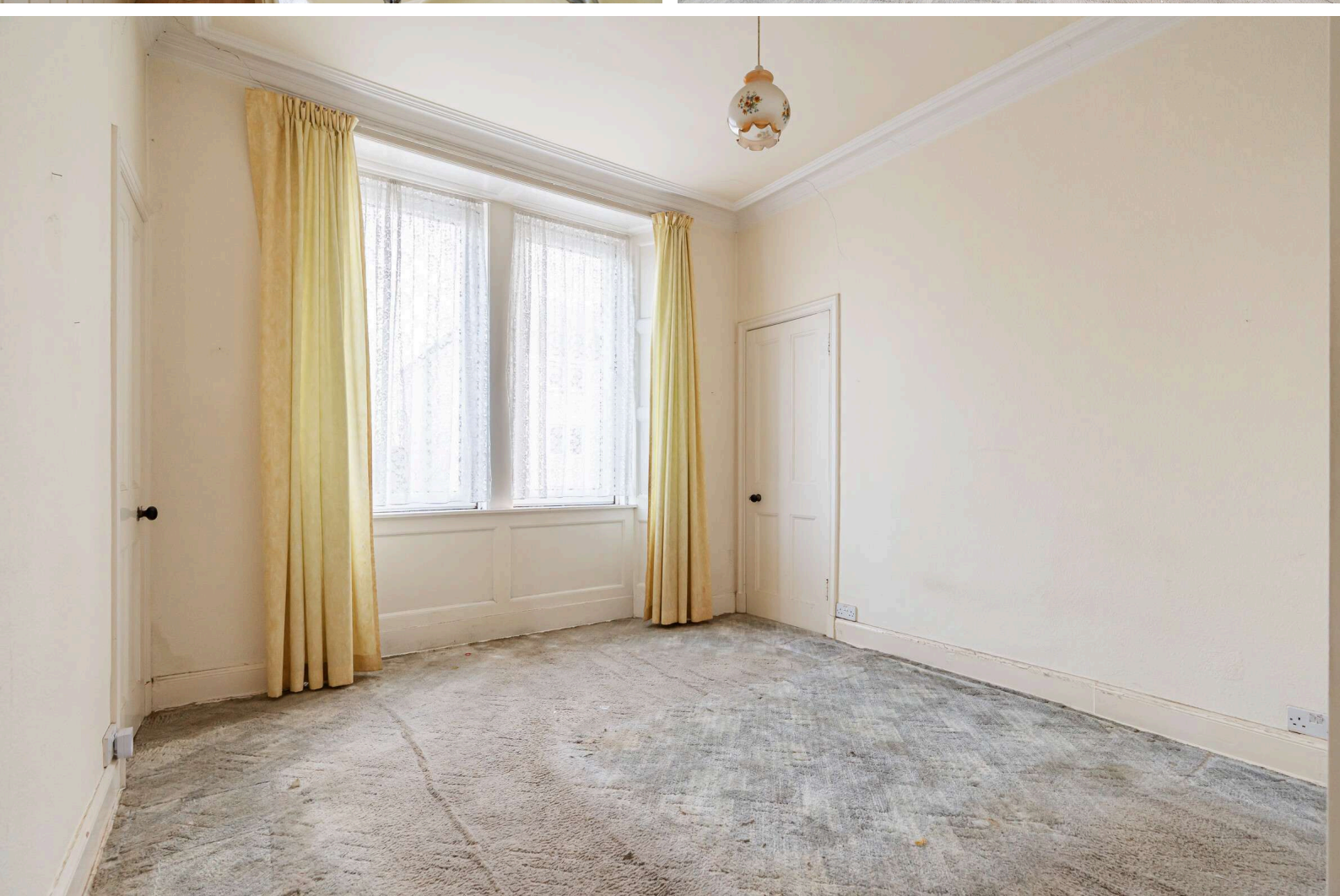




2/3 St Clair Place
Edinburgh, EH6 8JZ

- Hall
- Living room/kitchen
- Box room
- Double bedroom
- Bathroom
- Well kept shared rear garden
- EPC: Band F
- Council tax band: B

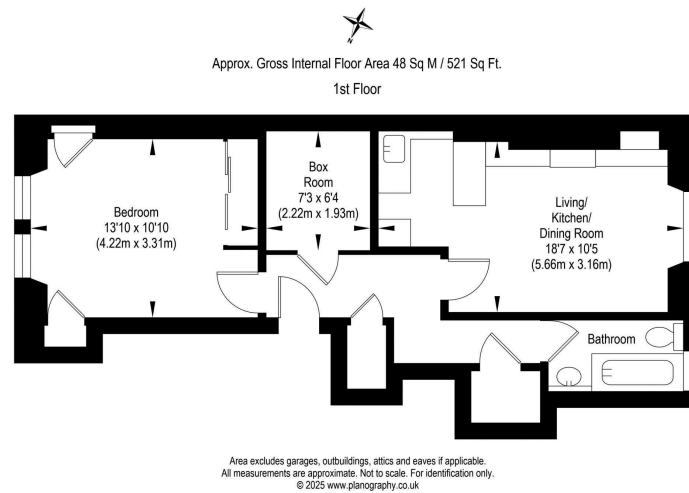




2/3 St Clair Place is a bright and well-proportioned first floor flat which forms part of a traditional stone built tenement building and situated in the popular Leith area of Edinburgh, just off Easter Road. This property is now in need of modernisation but offers an excellent opportunity for first time buyers looking for city centre flat or investors seeking a buy to let. The property retains some original features including cornice work and dado panelling in the bathroom.

The accommodation comprises: Hall with good storage, living room/kitchen with base and wall mounted units, good sized double bedroom, boxroom and bathroom. To the rear of the building there is a well-kept shared rear garden area.

St Clair Place is situated just off Easter Road and is well served by a broad range of excellent amenities which include a variety of everyday grocers, restaurants, delicatessen etc. The city centre offers a wider choice of amenities with excellent retail facilities and highly regarded restaurants. At the top of Leith Walk there is the Omni Centre and the new St James Quarter. Waverley Station is within easy reach and offers an good rail network throughout Scotland and beyond. There is also regular public transport which operates to and from the city centre and to surrounding areas. The open green spaces of Holyrood Park and Arthurs Seat are within easy walking distance.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0 131-225 4082
Fax: 0 131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

