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Offers Over

**£300,000**

## 4/7 Chandler Crescent

Leith | Edinburgh | EH6 7AL

This spacious and beautifully presented modern third/top floor flat with balcony, is pleasantly situated within the much sought after 'Ropeworks'; a quiet, modern development close to excellent local amenities, commuting links and the delightful open space of Leith Links. The property would undoubtedly appeal to first time buyers and professionals alike.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift & Stair Access
-  Allocated Secure Parking
-  Balcony
-  EPC Rating – B
-  Council Tax Band - D



## Description

The accommodation is presented to the market in true move in condition and in brief comprises; secure entry system, lift and stair access to all floors, light and spacious reception/dining room with direct access to balcony, open plan modern fitted kitchen with integrated appliances and pantry/storage cupboard, bright and airy principal bedroom with fitted wardrobes and en-suite shower room, good sized second double bedroom with fitted wardrobes and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

The development is surrounded by well manicured gardens. For the car owner, there is an allocated underground parking space providing secure parking off-street. There is also unrestricted on-street parking to accommodate visitors.

## Factor

The development is managed by Ross and Liddell for a monthly fee of approx. £97. This includes maintenance of communal grounds, lift and block building insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

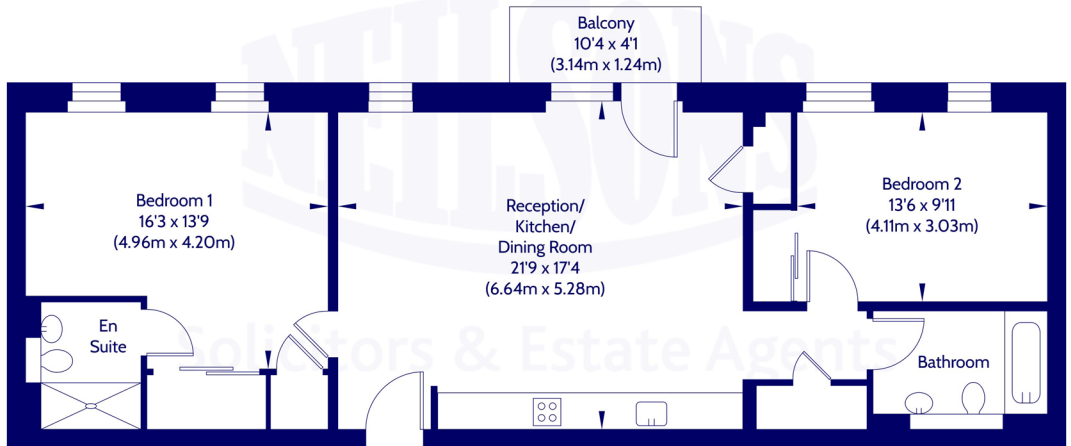
The property is in the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craigminty Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 87 Sq M / 940 Sq Ft.

### 3rd Floor



All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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