



Location

This beautifully presented, 3 bed flat forming part of a traditional stone built tenement is situated in the vibrant and cosmopolitan area of Leith, just North of the city centre.

Leith boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. There are also an outstanding range of retailers, from independent shops to large supermarkets, a selection of international food stores, street food events, and a Farmer's Market. The nearby Ocean Terminal shopping centre is home to a variety of high street retailers, a multi-screen cinema, gym, and restaurants.

The area also enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycle path and for the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym.

There is first-rate schooling close by from nursery to high school level and excellent public transport links with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Large entrance hallway

Bright & spacious living room

Kitchen/dining room

Principal bedroom with en-suite shower room

2 further large double bedrooms

Family bathroom with large walk in shower with wash basin and WC

Key Features

Central & vibrant location

Ready to move in

3 large double bedrooms, one with en-suite

Some original features



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
121m²

