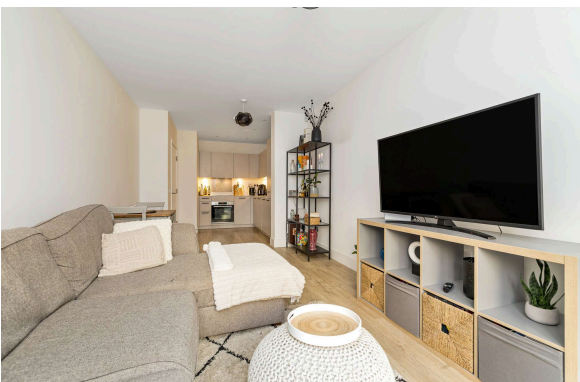




30/2 West Bowling Green Street
LEITH | EDINBURGH | EH6 5PB
FIXED PRICE £172,000


warners
solicitors & estate agents



30/2 West Bowling Green Street

LEITH | EDINBURGH | EH6 5PB

Stunning walk-in condition ground floor apartment, beautifully finished off with stylish fittings throughout and with the huge benefit of direct access to a private area of garden ground plus secure parking. This is a superb location close to the scenic Water of Leith walkway leading to the Shore bars and restaurants, and also great transport links.

Viewing is highly recommended to appreciate all the great features on offer here. The flat is ready to move into and provides all modern comforts, including contemporary fittings by way of a matt grey fitted kitchen featuring fashionable black handles and sink, which is fully equipped and ready to use, plus a high spec bathroom suite with mixer tap shower and Porcelanosa tiled surrounds. The property is quietly situated to the rear of the building overlooking its own small private garden area, ideal for outdoor relaxation, and a landscaped communal lawn. Plenty of unallocated parking spaces are available within the development for use by the residents.

Please note this is a Golden Share property sale and the purchaser must provide the necessary evidence to demonstrate that they are eligible for the scheme and be approved by the Local Authority. For detailed information on the Golden Share scheme, please review the guide at this Edinburgh Council link, and contact the selling agents directly for application forms and further enquiries: <https://www.edinburgh.gov.uk/downloads/download/15263/guide-to-golden-share-april-2022>

- Golden share property - pay an 80% share of the full Home Report value
- Purchaser to be approved by the Local Authority
- Open plan living/dining/fitted kitchen, fully equipped with appliances
- French door leading directly to private garden area
- Double bedroom with large picture window and built-in wardrobe
- Stylish bathroom finished off with Porcelanosa tiles
- Entrance hallway with storage boxroom and cupboard
- Gas central heating and Double glazing
- Airvent system circulating fresh air into the living space while removing stale or moist air
- Security entryphone system
- Secure access to residents' car park
- Landscaped communal grounds
- Energy Rating Band B. Council Tax Band C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

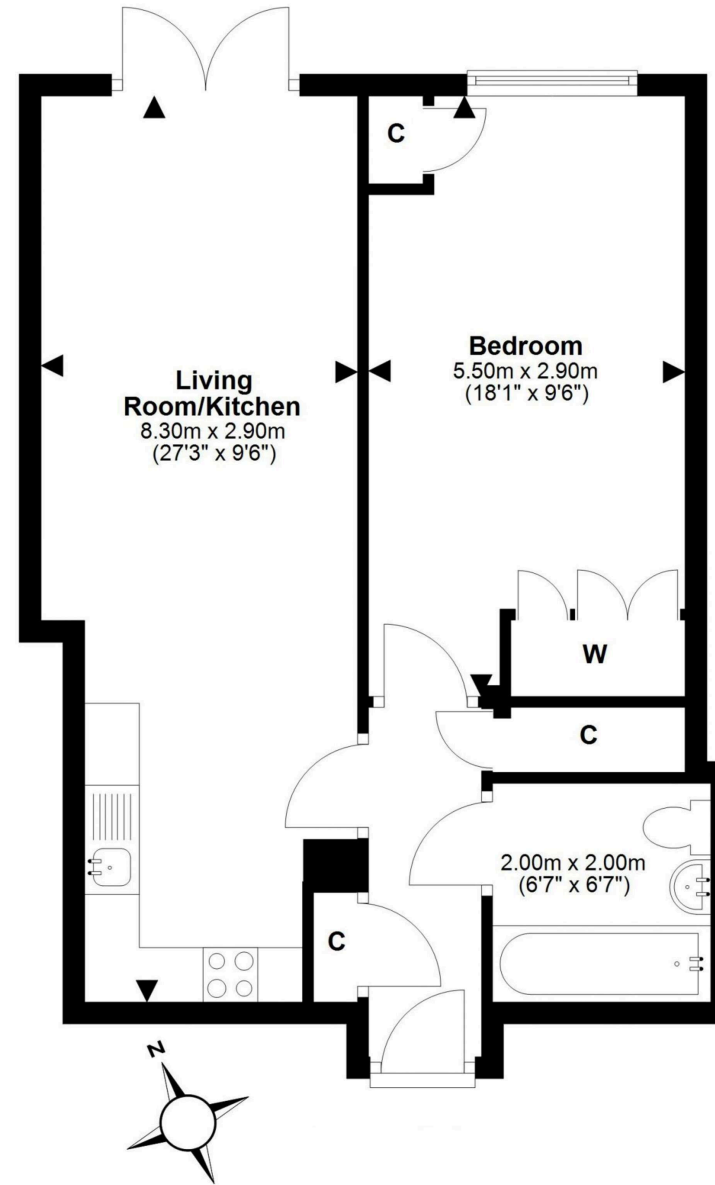


Factor: Ross and Liddell 6 Clifton Terrace Edinburgh EH12 5DR 0131 346 8989 approx £70 per month

Extras: 70/30 fridge freezer, 60cm dishwasher, washer/ dryer, induction hob, single oven and canopy hood, fitted blinds in the bedroom and living room, and curtain poles will be included.

The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





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.