

COULTERS[©]

27 SOUTH CARRON WYND

LEITH, EDINBURGH, EH6 7FW

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This well-presented and stylish townhouse is ideally situated within the popular area of Leith, offering bright, modern accommodation arranged over three levels.

Externally, the property enjoys a mono-block driveway to the front, while to the rear there is a neatly landscaped private west-facing garden with a paved terrace-ideal for relaxing or outdoor dining.

Further benefits include gas central heating and double glazing throughout.

KEY FEATURES



Stylish townhouse set over three levels.



Three double bedrooms, one with ensuite.



Open plan kitchen/dining/living room and further sitting room.



Private rear west-facing garden with terrace.



Driveway parking.



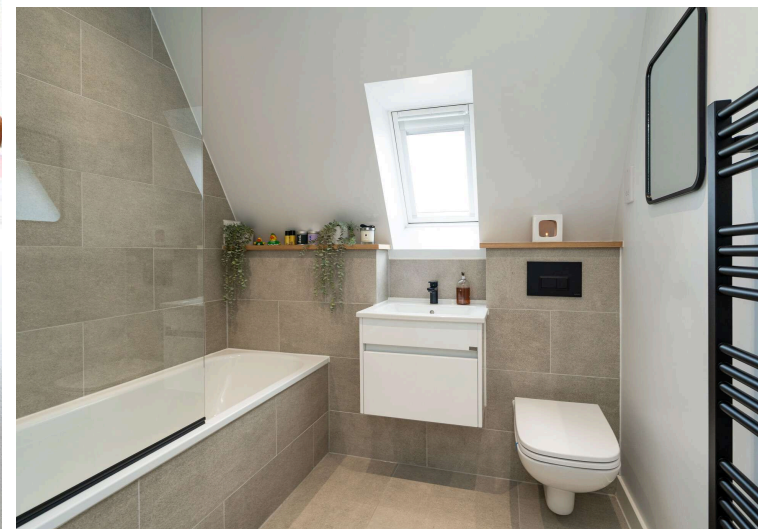
Lovely location on the edge of Leith Links.



EPC Rating - B



Council Tax Band - F



The ground floor comprises a welcoming entrance hall with useful storage, leading through to a spacious open-plan kitchen, dining and living area-well suited to everyday living and entertaining. French doors open directly onto the rear garden, allowing for plenty of natural light and easy access outside. A convenient WC with additional storage completes this level.

On the first floor, there is an elegant sitting room with a Juliet balcony, along with the principal bedroom, which also benefits from a Juliet balcony, a walk-in wardrobe, and an en-suite shower room.

The top floor provides two further double bedrooms, both with fitted wardrobes, a central hall with storage, and a well-appointed family bathroom.





THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular residential district of Edinburgh offering an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams.

Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars.

Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre and Waverly train station.

EXTRAS

All fitted flooring, blinds, light fittings and integrated appliances are included in the sale price.







27 SOUTH CARRON WYND, LEITH, EDINBURGH, EH6 7FW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1324 SQ FT / 123 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.