



Malcolm Jack
& Matheson

FLAT 1, 22 ANDERSON
PLACE, EDINBURGH EH6 5FR



OFFERS OVER
£270,000

**SLEEK & STYLISH FIRST-FLOOR
APARTMENT. IMMACULATE 2-
BED WITH PARKING & LIFT IN
PRIME LEITH LOCATION**

**SECURE ENTRY PHONE
LOUNGE/DINER/KITCHEN
TWO DOUBLE BEDROOMS.
MASTER BEDROOM WITH AN
ENSUITE
BATHROOM
LIFT
COMMUNAL GROUNDS &
RESIDENTS PARKING
SOUTH FACING BALCONY
OVERLOOKING WATER OF
LEITH
GCH & DG
EPC C**



SITUATION

Leith is a lively and diverse neighbourhood, well known for its social scene and wide-ranging mix of eateries, from stylish restaurants and cosy cafés to traditional pubs, delis, and artisan coffee spots. The area has a strong creative identity, with highlights including the annual Leith Festival and Mela, the Leith School of Art, and the recently restored Leith Theatre. Shopping is equally varied, offering everything from independent boutiques to major supermarkets, alongside a fantastic choice of international food outlets, regular street food markets, and a popular farmers' market. Close by, Ocean Terminal provides a convenient retail and leisure destination, featuring well-known high street brands, a cinema complex, fitness facilities, and a selection of restaurants.

For those who enjoy the outdoors, The Shore and surrounding parts of Leith provide attractive spaces to explore, including scenic waterside walks and cycle routes along the Water of Leith. The nearby harbour area of Newhaven adds further charm, while the expansive green open space of Leith Links offers recreational facilities, including tennis and bowling clubs. Fitness amenities are well catered for, with Leith Victoria Swim Centre offering a pool, gym, and classes, and Newhaven also home to Alien Rock, a popular indoor climbing centre. The area is well connected, benefiting from frequent public transport, including 24-hour bus services and a tramline linking Leith with the city centre and Edinburgh Airport.

PROPERTY

Superb first floor apartment, forming part of an ultra-modern sleek development benefiting from residential

parking, shared bike store, and a secure entry system with lift. Located within easy reach of the city centre and a short walk to an excellent range of amenities that Leith has to offer with further varied attractions at the nearby fashionable Shore area

Internally the property is in walk-in condition, offering modern and spacious living space. The layout includes an open plan lounge diner and kitchen, two double bedrooms, a master bedroom with an ensuite shower room and bathroom. The property benefits from gas central heating, double glazing and secure entry phone system. There is also the added benefit of a lift within the block, communal grounds and residents parking. The communal areas are maintained by a factoring agent, and the fee includes buildings insurance.



ACCOMMODATION

ENTRANCE HALL

Spacious. Open area for hanging coats and storing shoes. Two built-in cupboards, one of which is a shelved laundry cupboard with integral plumbing and electricity, housing a washer-drier included in the sale. Radiator.

LOUNGE/DINER 5.30M X 4.90M (17'5 X 16'1)

Double aspect lounge with copious natural light and doors leading to a spacious south-facing, balcony overlooking the Water of Leith. Additional (Juliette) balcony to the side. Radiator. Ample space for a dining table and chairs. Vinyl flooring. Open plan to the kitchen.

KITCHEN

Contemporary fully fitted kitchen. Integrated, oven, gas hob, cooker hood, sink and drainer, dishwasher, and fridge freezer. Radiator. Vinyl flooring.

BEDROOM 4.30M X 3.40M (14'1 X 11'2)

Spacious double aspect bedroom with windows to the front and side. Built in double wardrobe. Radiator. Carpet.

ENSUITE SHOWER ROOM

Modern white three-piece suite comprising walk in

shower with electric shower, vanity unit with integrated wash hand basin, WC and storage. Radiator. Extractor fan. Vinyl flooring.

BEDROOM 4.00M X 2.60M (13'1 X 8'6)

Spacious double bedroom with Juliette balcony overlooking the Water of Leith. Built in double wardrobe. Radiator. Carpet.

BATHROOM

Modern white three-piece suite comprising bath with a mixer shower, vanity unit with integrated wash hand basin, WC and storage. Extractor fan. Radiator. Vinyl flooring.

GARDENS & GROUNDS

The property is surrounded by well-maintained communal grounds and ample residents parking

FACTORS

The development is factored by Trinity Factors for approx. £135.00 per month. This includes block buildings insurance, maintenance of communal areas, common garden/road maintenance & any ad hoc repairs.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances and plumbed-in washer-drier. Some items of furniture

may be made available through separate negotiation.

VIEWING

Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual agreement

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 73.5 sq m / 791 sq ft

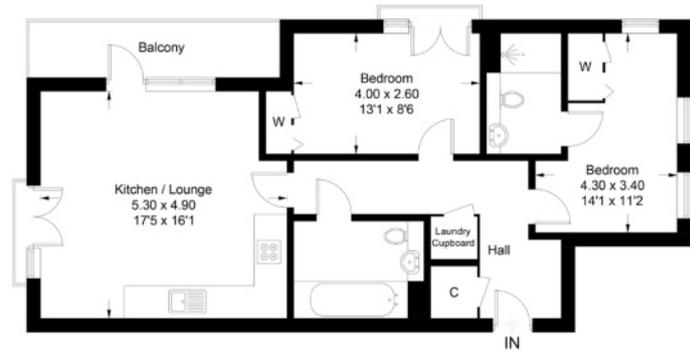


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1288075)

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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