



Leith Links

31 Blackie Road
EH6 7ND

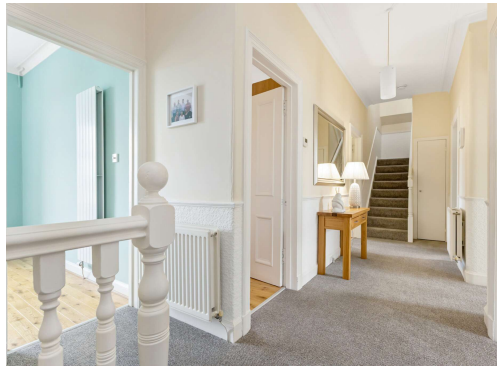


Double Upper Flat

OFFERS OVER £535,000

- Entrance vestibule
- Hallway with built in storage
- Spacious living room
- Dining room
- Modern kitchen
- 5 bedrooms
- Utility room
- Bathroom
- Shower room
- Double glazing
- Gas central heating
- Unrestricted on street parking
- Private rear garden
- Close to the open space of Leith Links
- Traditional features
- Flexible accommodation

Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this substantial double upper flat which is situated within a sought-after residential area off Leith Links. The property is situated close to the Shore area in Leith which offers a wide range of restaurants, bars and bistros. In addition, the nearby Ocean Terminal offers a range of High Street stores together with further restaurants and bistros, 24-hour gym and a multi-screen cinema. The New Kirkgate Shopping Centre offers a choice of shopping for daily needs.

The flat is entered via a private entrance into a vestibule with tiled floor and stairs to the upper level. The welcoming hallway features two handy built in storage cupboards, stairs to the second floor, and much of the accommodation off. The bright and spacious living room is front facing, benefits from a gas-powered fire within a surround, and enjoys several traditional features including a bay window, ornate cornice, ceiling rose, and an Edinburgh Press cupboard. The dining room is situated to the rear and has another built in storage cupboard and the kitchen off. The modern kitchen enjoys base and wall units, several integrated appliances including oven with gas hob, microwave, fridge freezer, dishwasher, and gives access to the rear garden. A spacious double bedroom can be found to the rear which features ornate cornice. Two further bedrooms can be found to the front of the property.

Upstairs the landing gives access to a large bedroom which enjoys a dual aspect and plentiful eaves storage. A study/bedroom 5 can be found to the front of the flat. A utility room housing the boiler, washing machine and tumble dryer is situated to the rear of the flat. Completing the accommodation is a rear facing shower room with tiled walls, WC, wash hand basin within a vanity unit, and an electric powered shower unit.

The property benefits from a private, easy to maintain rear garden which is fully enclosed and enjoys a patio area ideal for alfresco dining. There is also a handy under stair external storage cupboard.

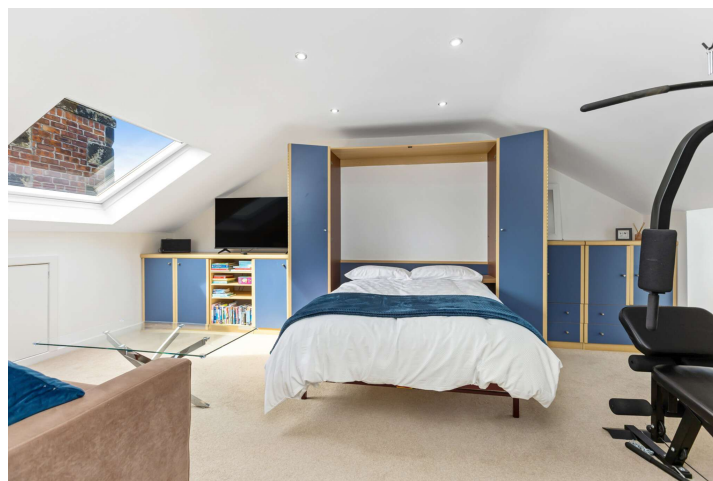
Additional benefits include double glazing, gas central heating, and unrestricted on street parking in the surrounding area.

EXTRAS

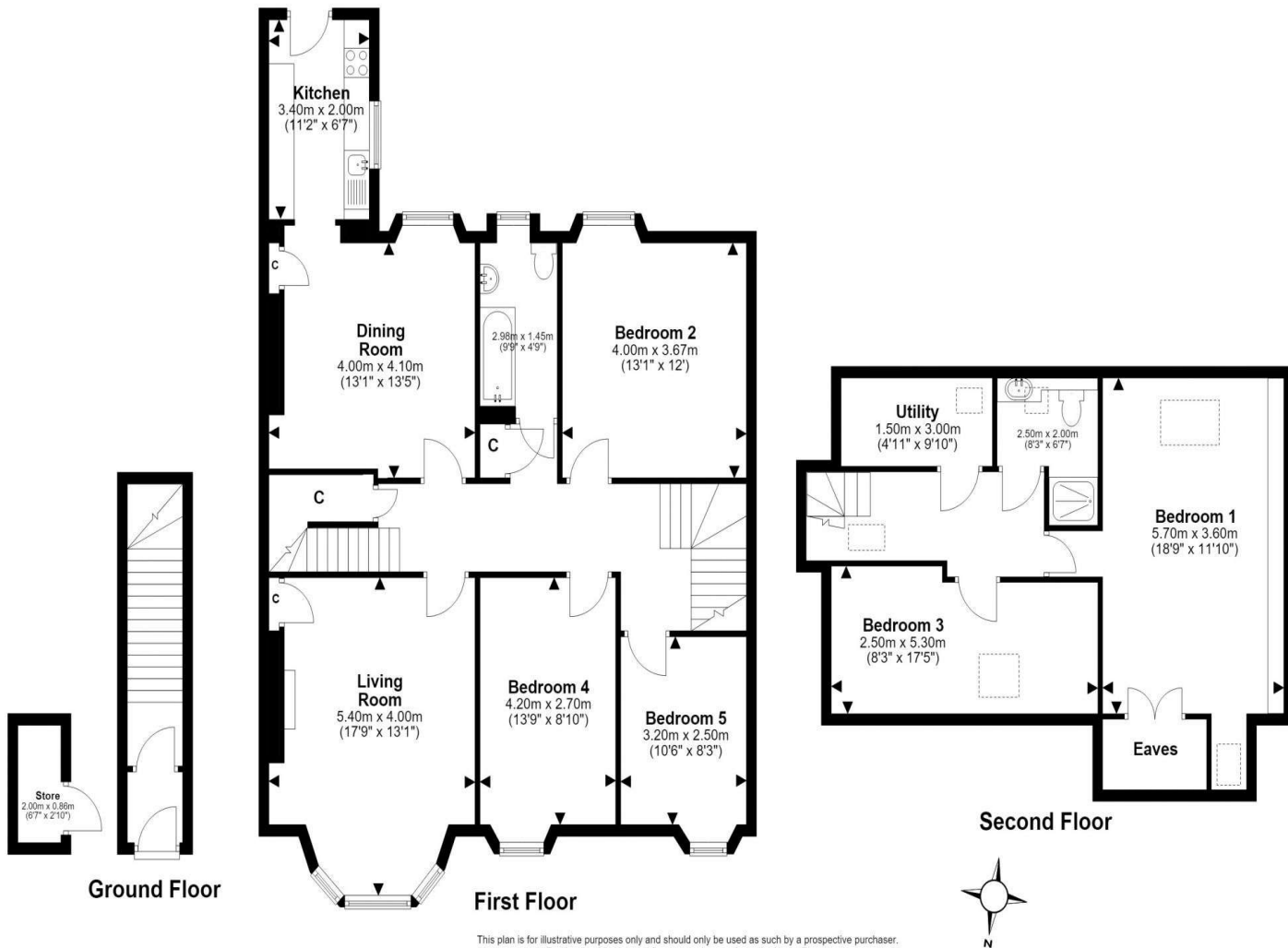
To include all white goods, carpets, curtains/blinds, light fittings and garden shed. No warranties to be given.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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