










Offers Over
£265,000

4/1 Links Gardens

Leith Links | Edinburgh | EH6 7JH

This beautifully presented lower ground floor garden flat offers bright, spacious and stylish accommodation within one of Edinburgh's most vibrant and highly sought-after neighbourhoods. Combining period character with modern comforts, generous room proportions and valuable private outdoor space, the property represents an excellent opportunity for first-time buyers, professionals, downsizers and investors seeking a home in the heart of fashionable Leith.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Permit Parking
-  Private Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

The property immediately impresses with its well-maintained interior and practical layout, the accommodation centres around a spacious and welcoming living and dining room, a wonderfully bright space enhanced by its desirable south-facing aspect and large twin windows which flood the room with natural light throughout the day. Generously proportioned, this versatile room provides ample space for both comfortable everyday living and entertaining guests, while useful built-in storage ensures a clutter-free environment. The contemporary kitchen has been thoughtfully modernised and is presented in excellent condition throughout. Fitted with a range of stylish wall and base units complemented by generous worktop space, the kitchen is both functional and attractive. Well-equipped for modern living, it features an electric hob, fan-assisted oven and freestanding appliances, with plenty of storage and preparation space for those who enjoy cooking and entertaining. There are two well-proportioned double bedrooms, each offering comfortable and flexible accommodation. Both bedrooms benefit from integrated storage, maximising floor space and practicality. The principal bedroom provides a peaceful retreat, while the second bedroom enjoys direct access to the property's private section of the rear garden, creating a seamless connection between indoor and outdoor living and offering an ideal space for guests, home working or additional family accommodation. Completing the internal accommodation is a stylish contemporary bathroom, finished to a high standard and fitted with a modern white suite comprising a bath with mains-powered shower overhead, wash hand basin and WC. Tastefully presented, the bathroom offers both comfort and convenience for everyday use.



This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Further benefits include gas central heating, ensuring year-round comfort and efficiency, as well as on-street permit parking for residents. To the rear, the property enjoys a private garden area, providing a valuable outdoor retreat rarely found in such a central city location. Perfect for relaxing, gardening or enjoying outdoor dining during the warmer months, the garden further enhances the appeal of this superb home.

Viewing

By appointment through Neilsons (0131 625 2222).





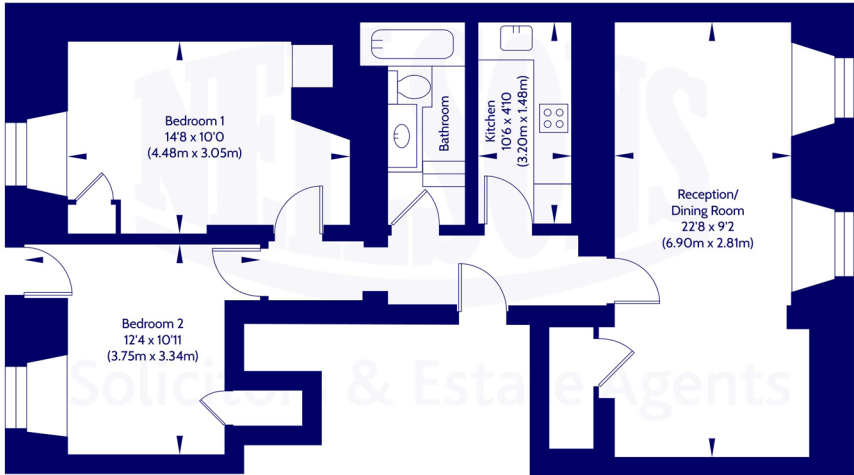
Location

The popular residential area of Leith Links is well known for its open parklands. The area benefits from a wide selection of local shops and a Tesco supermarket is within walking distance. The fashionable Shore district can be found around a mile away, with its fine selection of restaurants and a little further away is Ocean Terminal and the historic Royal Yacht Britannia. A range of sporting and recreational facilities can be found on Leith Links itself, as well as at Leith Victoria Swim Centre or one can enjoy cycling or walking along the renowned Water of Leith Walkway. Regular bus services run to the city centre, the train stations and the Royal Infirmary, with further routes accessible from nearby Leith Walk and Easter Road. The property is ideally placed for access to Portobello, the A1 and the city bypass.





Approx. Gross Internal Floor Area 69 Sq M / 740 Sq Ft.



Lower Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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