



Leith

1 (1F2) North Fort Street
EH6 4EY



First Floor Flat Buzzer - "Steven"

OFFERS OVER £275,000

- Entrance vestibule
- Hallway with built in storage
- Living room with bay window
- Spacious dining kitchen
- 2 double bedrooms
- Family bathroom

- Gas central heating
- Double glazing
- Traditional features
- Well maintained shared rear garden
- Zoned on street parking
- Excellent transport links



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





Viewing is highly recommended of this spacious 1st floor flat. The property is situated in the popular area of Leith and able to take advantage of local shopping facilities, recreational pursuits, schooling at both primary and secondary level and local bars and cafes. The vibrant Shore area of Leith offers a wide range of restaurants, bistros and further bars and cafes. In addition, the nearby Ocean Terminal offers a choice of high street stores, multi-screen cinema and 24-hour gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

The flat is accessed via a shared stair and opens to an entrance vestibule which takes you to the hallway. The hall gives access to the rest of the flat, has 2 handy built in storage cupboards, and an entry phone handset. The spacious front facing living room enjoys several traditional features including a bay window, ornate cornice, ceiling rose, Edinburgh Press, and a gas-powered fire (not working) within a wooden surround. The dining kitchen is situated to the rear of the flat and has base and wall units, Edinburgh Press, tiled floor, integrated oven with gas hob, freestanding fridge freezer, washing machine and a dishwasher. There is a double bedroom to the front of the property which has twin windows, cornicing and a ceiling rose. A second double bedroom is situated to the rear of the flat.

Completing the accommodation is an internal family bathroom with partially tiled walls, tiled floor, bath with overhead shower, WC and a wash hand basin.

Additional benefits include a well maintained shared rear garden, gas central heating, double glazing and zoned on street parking.

EXTRAS

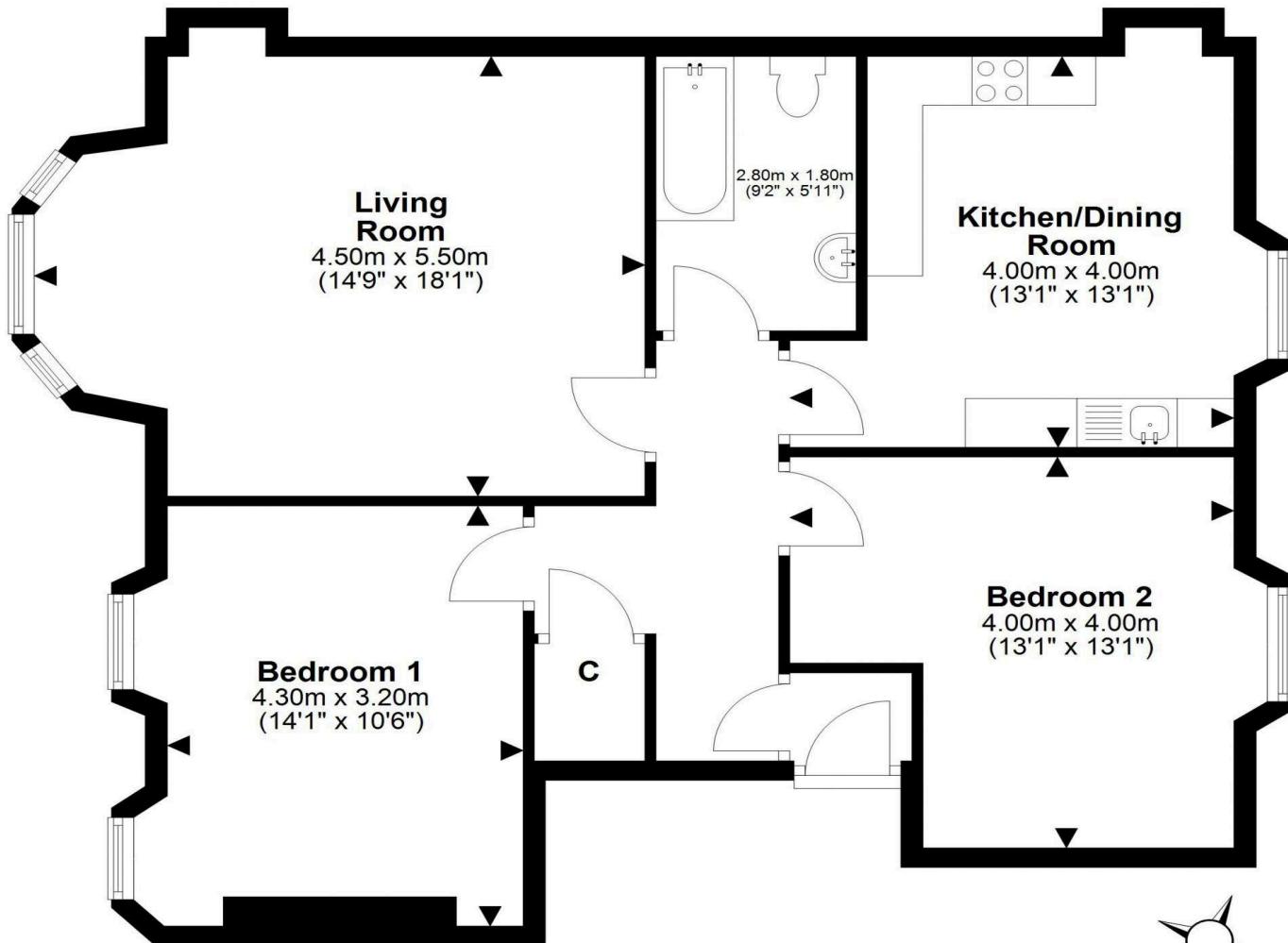
All aforementioned white goods, curtains/ blinds, and light fittings to be included in the sale (no warranties to be given).

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.







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.



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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