



# Leith Links

16 Noble Place  
EH6 8AX



## Lower Flat

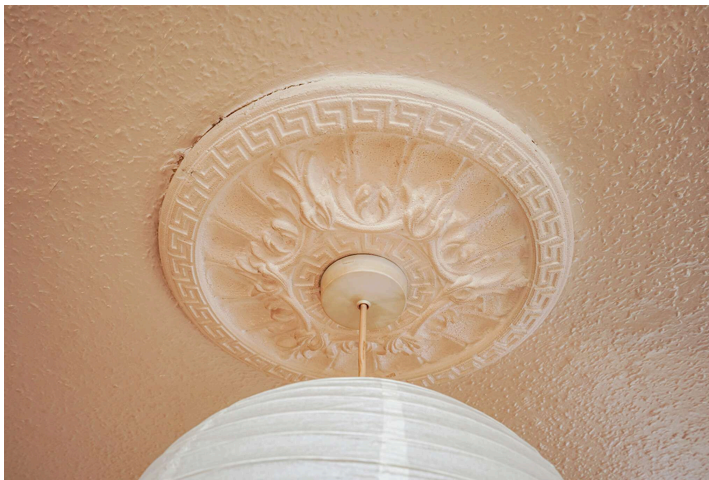
OFFERS OVER £210,000

- Entrance vestibule
- L-shaped hallway with storage
- Bay windowed living room
- Kitchen
- Double bedroom
- Bathroom
  
- In need of full modernisation
- Electric heating
- Double glazing
- Private enclosed front garden
- Unrestricted on street parking
- Traditional features
- Close to the open spaces of Leith

Links

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





Now in need of modernisation, this lower main door colony flat is situated within a highly sought-after residential area on Leith Links within the popular colonies. 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 opens to an entrance vestibule which leads to the hallway. The L-shaped hall gives access to the rest of the flat and features a deep built in storage cupboard and wooden floor. To the rear of the flat is the living room which enjoys several traditional features including a bay window, ceiling rose and plain cornice. It also benefits from a gas-powered fireplace with a wooden surround. The kitchen is also situated to the rear and features base and wall units, slot in cooker with gas hob, washing machine (under warranty to John Lewis) and an undercounter fridge freezer (under warranty to John Lewis). The double bedroom is front facing and has large built in mirrored wardrobes, an additional built-in cupboard and a wooden floor. Completing the accommodation is a bathroom with partially tiled walls, bath with electric Mira advanced shower unit, WC, and a wash hand basin.

The property has a private fully enclosed garden to the front, electric heating, double glazing, smart meter, and unrestricted parking in the surrounding area.

## EXTRAS

All aforementioned white goods, curtains/ blinds, carpets, and light fittings to be included in the sale (no warranties to be given). Viewings - by appointment call Beveridge & Kellas on 0131 554 6321le

## 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.

Additional notes from the seller:

1. Full 90% council grant approved for all 4 houses. Roof and chimney overhauled. Rainwater gear replaced, repaired and painted as required. Building repointed and stone cleaned. Main contractor, Ian Baird Ltd.

Also internal/ external damp proofing carried out by Apex Property Ltd.

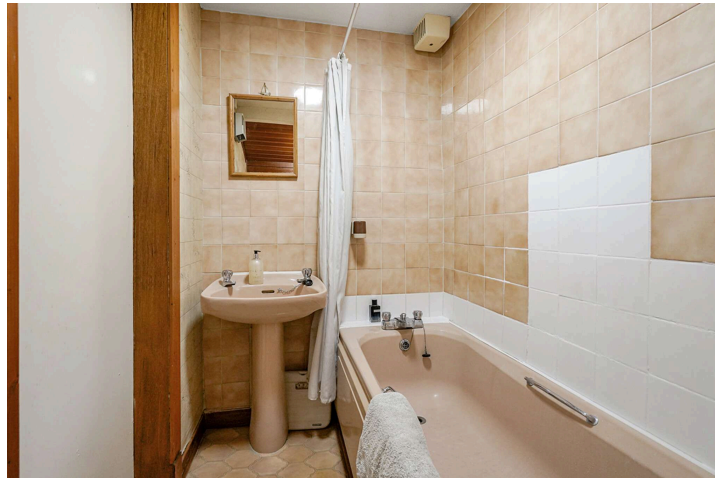
Bedroom in 3 positions plus plaster air vent. Hall 2 positions. External - main contractor dug out trench full length of West elevation . Apex Ltd/ Ian Baird Ltd installed bitumen membrane to wall - garden reinstated. This work as a precaution only due to high garden level at adjacent property.

Architects for all above works, Mottram Patrick Partnership, 2 Commercial St - Eh6 6ja - Works completed certificate issued 25/5/88. Warranty expired. All documentation available.

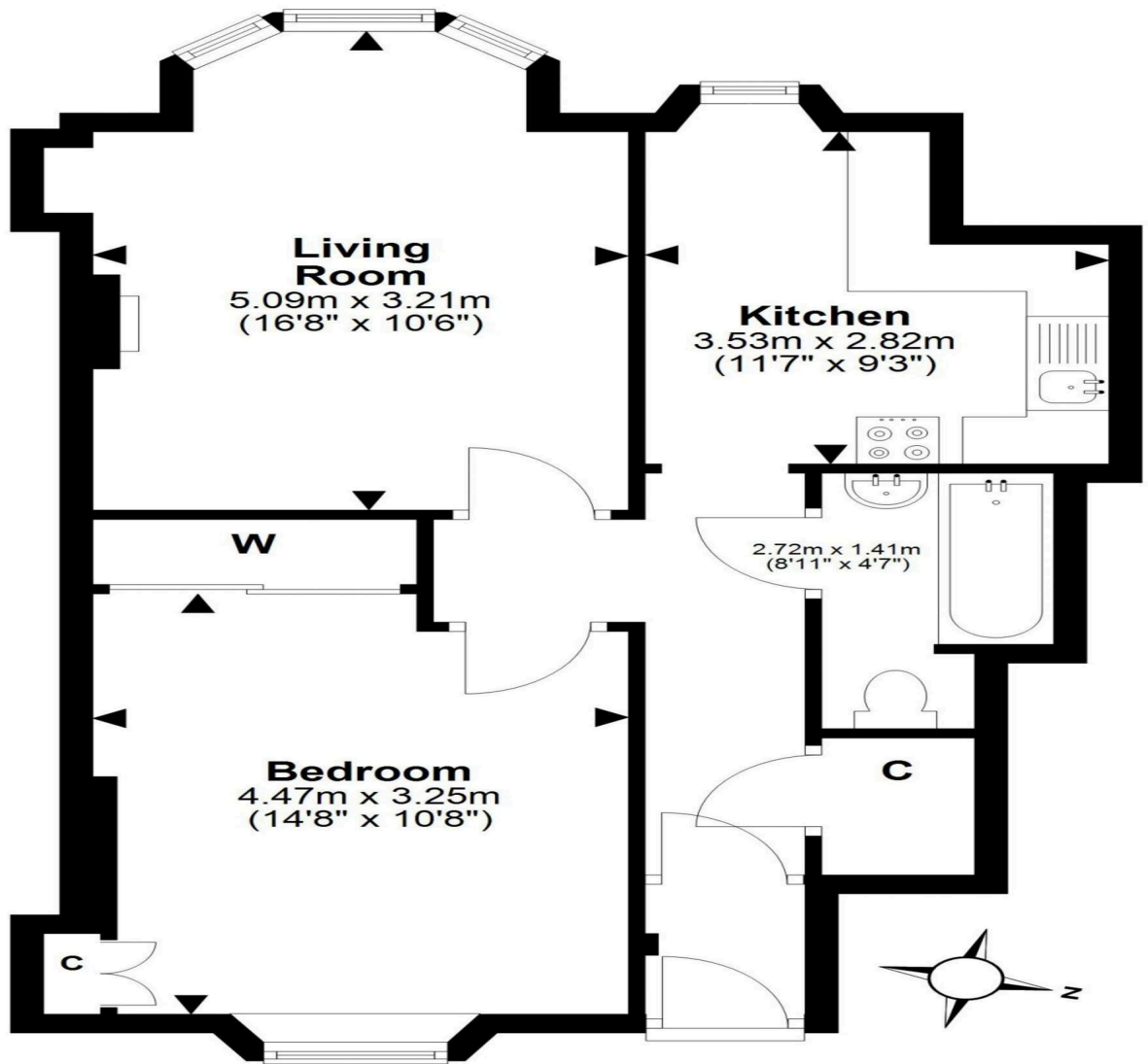
2. Leaking watermain pipe caused water ingress to 16 Noble place subfloor. Fault rectified. On inspection solum very damp. Also too high touching joists in number of positions. Joist poor condition. Wet rot 2 positions. House vacated. Flooring and joists throughout whole house removed and disposed. 2 fire hearths removed. Solum dug out to correct depth and treated. New treated joists and floorboards fitted. Kitchen/ bathroom reinstated. Work completed April 1996 - Contractor, Peter Cox Preservation Ltd. Warranty expired but original warranty document available.

3. All double glazed sealed units replaced. × 10. 2009. Contractor DGD. Warranty expired. No Documentation.

4. South chimney completely stripped and rebuilt. Pots reinstated and covered. Some copestones reworked/ replaced. New cement skews our side. Leadlined skews installed other side at neighbours extra cost. Work completed Jan 2012. Lothian Stonemasonry and Roofing Ltd. Warranty expired. All documentation available.







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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