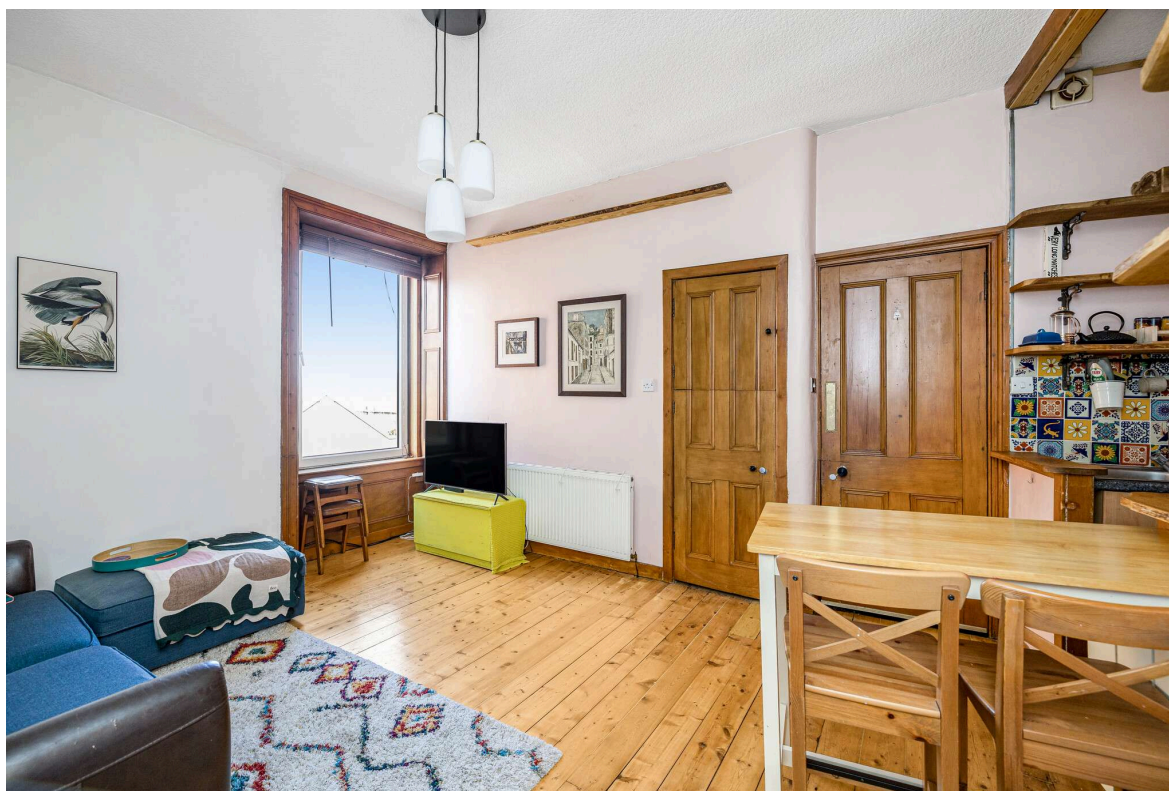




3/2 Blackie Road  
LEITH LINKS | EDINBURGH | EH6 7NA

  
**warners**  
solicitors & estate agents



## 3/2 Blackie Road

LEITH LINKS | EDINBURGH | EH6 7NA

Located in a traditional tenement flat in the sought-after Leith Links area, this immaculately presented first-floor apartment offers a stylish and convenient living space close to excellent local amenities, swift transport links, and the expansive greenery of Leith Links. The property features a welcoming entrance hallway with a storage cupboard, a bright and spacious kitchen/living room which lets in an abundance of natural light and has ample space for dining, and a fitted kitchen that currently comprises a gas hob, oven, fridge/freezer and breakfast bar. There are two well-proportioned bedrooms, the master with built in storage which houses the boiler and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from a well-kept shared garden and on-street parking. Early viewing is highly recommended.

- Well-presented two-bedroom flat
- Close to excellent amenities and the city centre
- Spacious kitchen/living room
- Fitted kitchen
- Two well-proportioned bedrooms
- Bathroom with shower over the bath
- On-Street parking
- Well-maintained communal garden

Energy Rating C. Council Tax band C.

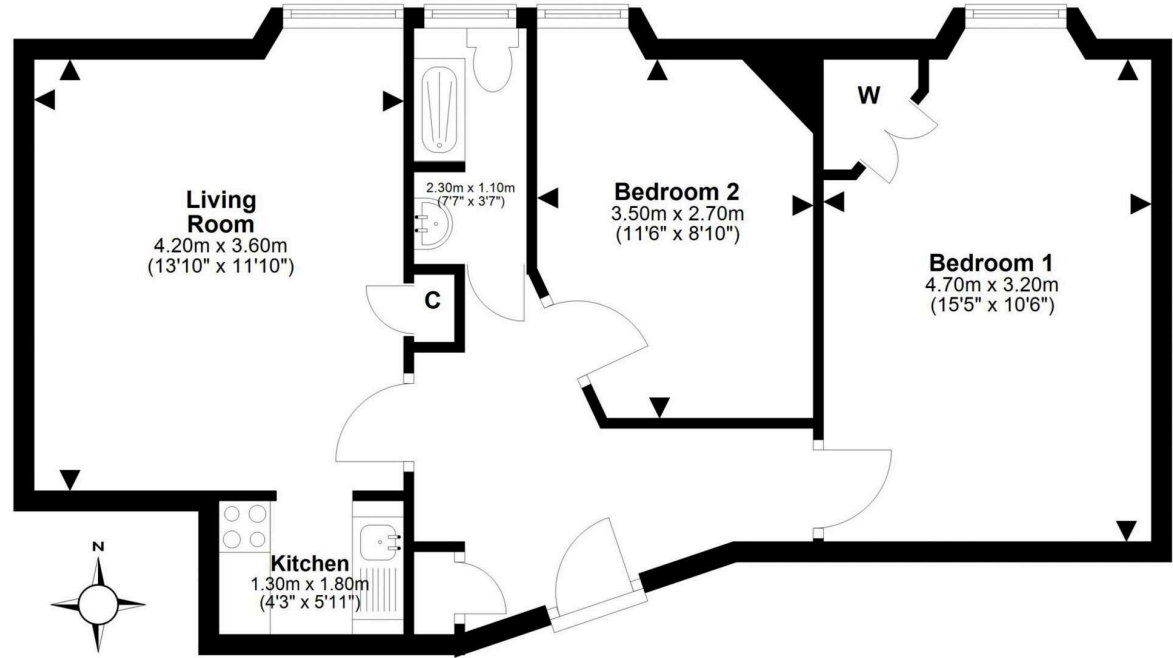
With the exception of the bed in the main bedroom, the decorative objects and mirrors, and two small stools in the livingroom, all items of furniture can be included in the sale, along with all kitchen appliances.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Situated to the northeast of the city the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience within easy reach of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of artisan bars, cafes and restaurants with more extensive shopping facilities are available at nearby Ocean Terminal shopping centre. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym. Leith Links offers excellent public transport links into the city centre and beyond, offering swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.





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.