










Fixed Price

£230,000

10/6 Yardheads

Leith | Edinburgh | EH6 6BU

This attractive, generously proportioned second floor flat boasting excellent sized living accommodation in a charming development, is ideally positioned just minutes from Edinburgh's bustling city centre and the fashionable Shore district. In move-in condition, the property would undoubtedly appeal to the young professionals.

-  2 Bedrooms
-  1 Public
-  1 Bathroom
-  Communal Grounds
-  Allocated Parking
-  EPC Band - D
-  Council Tax Band - D



Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with built-in storage, generously proportioned and bright lounge/dining room, separate stylish breakfasting kitchen, well proportioned principal bedroom with fitted wardrobes, second good sized double bedroom with fitted wardrobes and modern bathroom with white three-piece suite and shower over bath.

Further benefits include double glazing, electric heating, and allocated parking.

Factor fees are payable to James Gibb of approximately £70 per month for the upkeep of the communal areas.

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



Extras

All fitted floor coverings will be included in the sale together with the fridge/freezer, washing machine and integrated oven/hob.

Gardens and Parking

The property benefits from allocated parking together with access to a well-maintained communal courtyard offering an attractive outdoor space for residents to enjoy.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

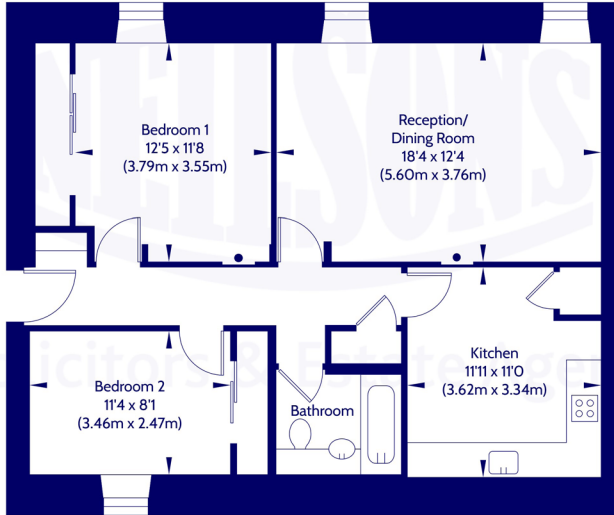
The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 74 Sq M / 801 Sq Ft.

2nd Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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