



RALPH SAYER
SOLICITORS & ESTATE AGENTS

12/1 Links Gardens

Leith Links, Edinburgh EH6 7JG

12/1 Links Gardens

Nestled on the edge of the vast green space of Leith Links, this two bedroom ground floor tenement flat, is brimming with charm and character. With the grand proportions and tremendous natural light, the property has retained lovely original features, including carefully stripped and refinished panelled doors throughout. An added bonus is the flats own private front garden area, with a gravel finish and where pretty windows add a bit of colour.

On entering, you are welcomed into a spacious hall, where soaring ceilings and neutral walls instantly create a bright and airy feel. Directly ahead is an impressive sitting and dining room. Bathed in light from a south-facing bay window, which looks across to Leith Links. A handsome marble fireplace is the centre piece, accompanied by classic cornicing, this elegant reception room represents a stunning blank canvass that would accommodate various configurations. In the good sized kitchen adjacent, wood style cabinets provide ideal fitted storage and worktop space, whilst housing a full range of appliances. The main bedroom is found to the rear, where a patio door offers direct access to the shared garden beyond. Although already offering great proportions, this room also benefits from a handy en-suite cloakroom fitted out with a vanity basin, but could easily be used as utility room or home office. The second bedroom enjoys the south-facing aspect overlooking the 'Links'. Finally, a three-piece shower room, completes the accommodation.

Property Summary

- Traditional ground floor flat
- Elegant sitting & dining room with south-facing bay window
- Modern kitchen
- Two appealing double bedrooms
- Stylish three-piece shower room
- Gas central heating & double glazing
- Well-maintained shared rear garden
- On-street Zone N8 permit parking & metered parking
- EPC Rating - C | Council Tax band - C

Extras: fitted floors, light fittings, blinds, and all kitchen appliances, to be included in the sale.

Home Report Value - £330,000







Charming
traditional
flat, nestled on
the edge of
Leith Links





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dream property!



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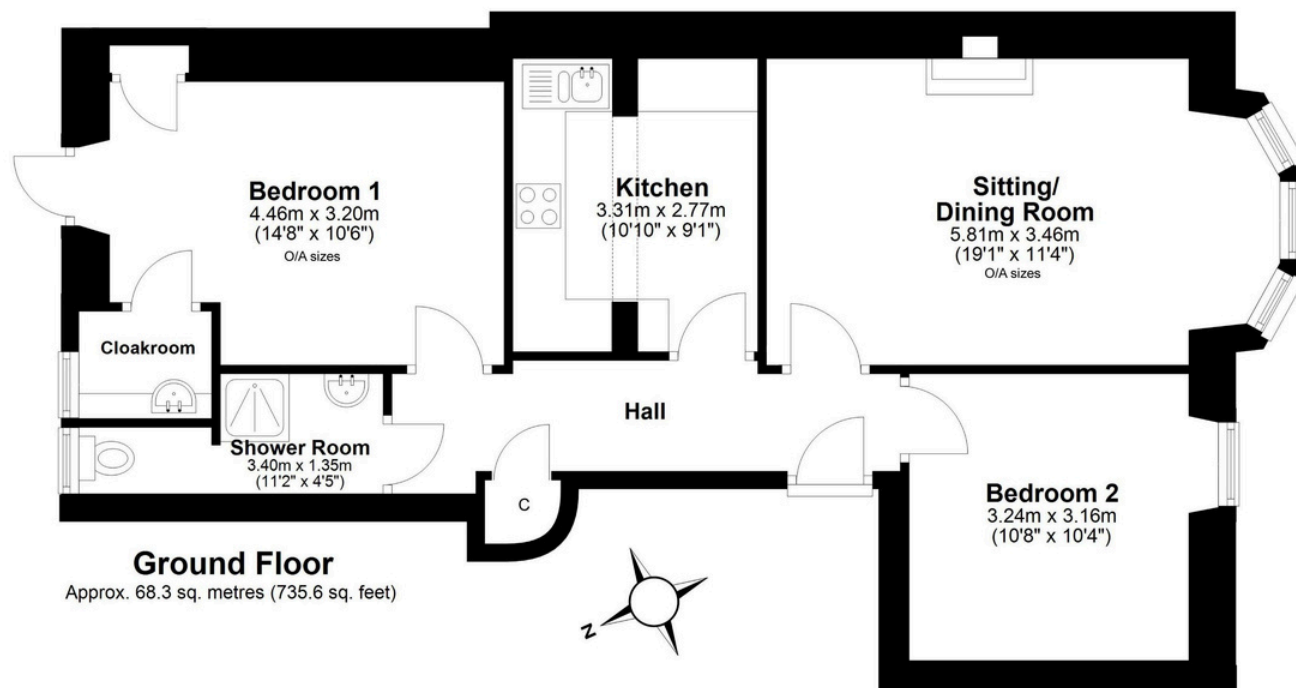
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 **espc** CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location



LEITH LINKS

Leith Links is the vast open green parkland which the properties are set around and famous as the "home of golf" hence the name links. It lies close to the historic port of Leith, where the wealthy merchants built their grand houses around the park. The vibrant and popular Shore area is close by, offering a wealth of bars, cafes and Michelin starred restaurants. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a gym, cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office. The 'Links' is a great social hub with local football clubs, children's playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness suite. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes and the trams service the area.