










Fixed Price

£150,000

68/15 Lorne Street

Leith | Edinburgh | EH6 8QF

This attractive top floor flat forms part of a traditional tenement in the heart of Leith, within walking distance of excellent amenities, transport links and the delightful open green space of Leith Links with the City Centre easily accessible.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  Permit/metered Parking
-  EPC Rating – D
-  Council Tax Band - A



Description

The well proportioned, light-filled property, would now benefit from modernisation/upgrading yet offers an excellent opportunity for a buyer with a vision to create a bespoke home in an excellent location, undoubtedly appealing to the first time buyer/couple or rental investor alike. The accommodation comprises entrance hallway, good sized open plan reception/dining room/kitchen with window to front, exposed shelved press and large cupboard. The kitchen itself is fitted with a range of wall and base units with built-in electric hob, separate electric oven, fridge and washing machine. The sizeable double bedroom, again with front-facing aspect has shelved press and overhead storage and features a traditional fireplace. Lastly the shower room comprises of a three piece suite with WC, wash hand basin and shower tray with electric shower. There is a partial electric heating system.



Extras

All the fitted floor coverings, light fittings and curtains shall be included in the sale together with the built-in electric hob and oven, fridge and washing machine. The free standing furniture can be included in the sale if desired.

Externally

There is a communal garden located to the rear of the building and for the car owner, permit and metered parking is available to the front and surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

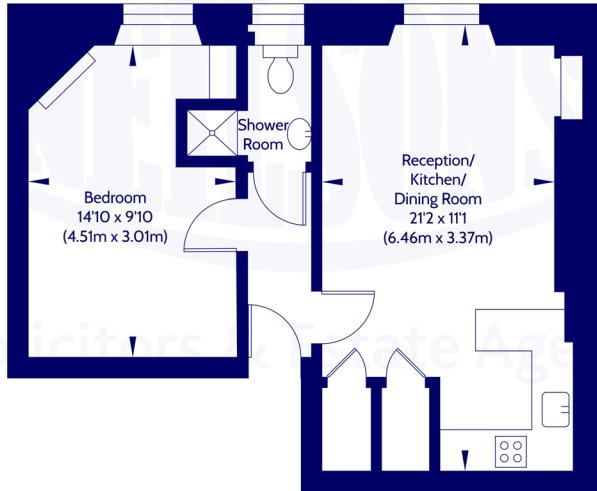
The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within close proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district again offering a great choice of popular bars and restaurants. There are a variety of lovely 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 tram service direct to the Airport. The City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 42 Sq M / 452 Sq Ft.

3rd 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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