

18 Lindean Place, Leith Links, Edinburgh, EH6 8AY



Description

Particularly appealing dual-facing double upper colonies villa, full of character, enjoying an enviable setting on this quiet street in the popular residential district of the much sought after Leith Links. Occupying a great location, the property is perfectly placed to take advantage of a wonderful range of amenities including contemporary bars, cafes, restaurants, boutique shops and services which means it's one of the most fashionable areas of the City and offers an enticing opportunity for city professionals.

Features

- Charming double upper colony with its own main door
- Peaceful residential setting
- Adjacent to the open green spaces of Leith Links and short stroll to a wonderful range of amenities
- Versatile living space with period features
- Gas central heating, mixture of sash and case double glazing and Velux roof lights
- Private garden
- On street parking

Extras

The fitted carpets, oven , hob, fridge, freezer and garden shed are included.

EPC Rating: C

Price and Viewing

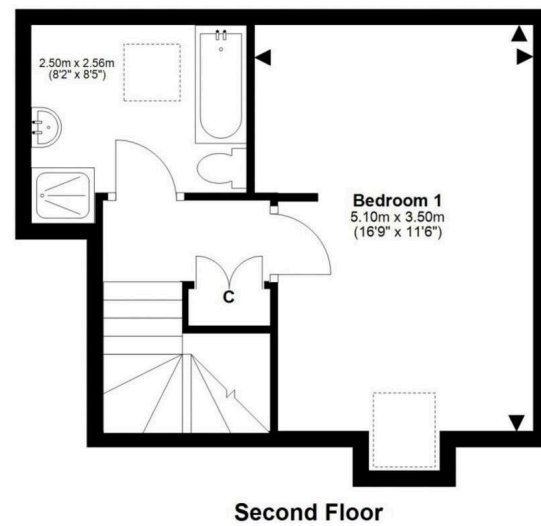
For price and viewing information or further details on this property please contact us on 0131 557 3188.



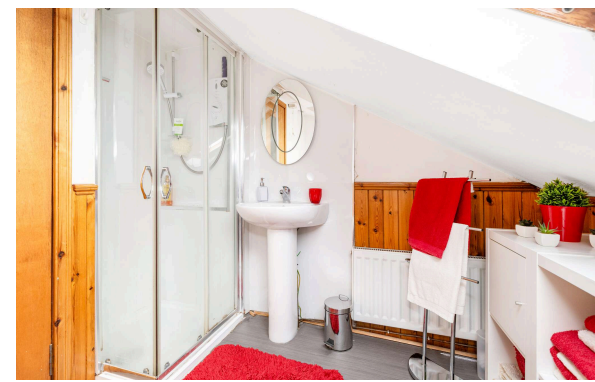
Location

Situated approximately two miles northeast of the city centre, the area of Leith Links forms part of Edinburgh's increasingly popular Leith district, which recently featured on The Times' list of 'Coolest places to live in Britain'. The Port of Leith, with its proud identity and sense of community, boasts a fascinating heritage, with many of the old bonded-warehouses and grand merchant buildings having been given a new lease of life as part of a comprehensive regeneration project. Residents enjoy the open green spaces of Leith Links and Claremont Park right on their doorstep. These are home to children's play areas, football pitches, tennis courts, a cricket pavilion, and a community croft. Meanwhile, the services and amenities around Great Junction Street and Leith Walk are minutes' walk away, and just around the corner is The Shore: a cosmopolitan hotspot of artisan cafés, trendy bars, traditional pubs, and award-winning restaurants. More extensive shopping is available at Ocean Terminal shopping centre, which accommodates a cinema complex, a 24-hour gym and many high-street stores. Primary and secondary schooling is provided locally and the area benefits from fantastic public transport links including the newly opened tram line which provides the area with a direct commute through the city centre to Edinburgh International Airport.





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.



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