



# Leith Links

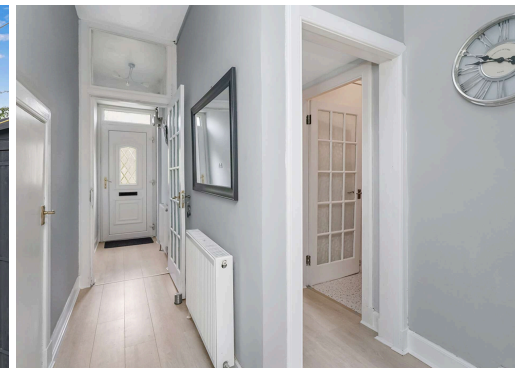
14 Ashville Terrace  
EH6 8DD



## Lower Colony Flat

OFFERS OVER £210,000

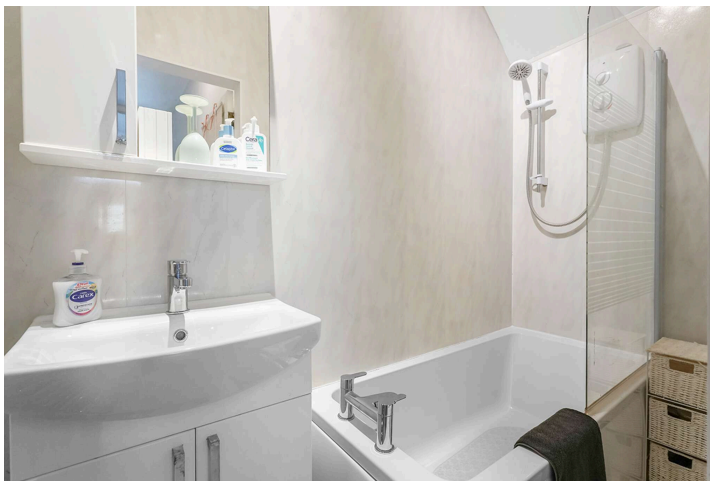
- Entrance vestibule
  - L-shaped hall with storage
  - Living room
  - Kitchen
  - 2 bedrooms
  - Bathroom
  - WC/cloakroom
- 
- Gas central heating
  - Double glazing
  - Private front garden
  - Unrestricted on street parking
  - Close to open space of Leith Links



Viewings - by appointment call  
Beveridge & Kellas on 0131 253 2379

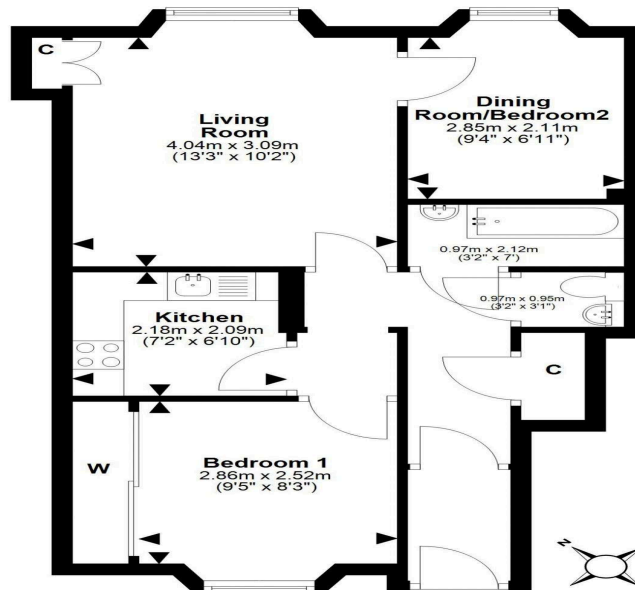






This charming lower main door flat is tucked away within a highly sought-after residential area in Leith within the ever-popular colonies. The flat is well situated to take advantage of local shopping facilities, recreational pursuits, schooling at both primary and secondary level and local bars and cafes. The vibrant Shore area of Leith offers a wide range of restaurants, bistros and further bars and cafes. In addition, the nearby Ocean Terminal offers a choice of high street stores, multi-screen cinema and 24-hour gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

The flat opens to an entrance vestibule leading to the L-shaped hallway that features a deep built in storage cupboard (housing washing machine) and gives access to much of the flat. The living room is situated to the rear and has an Edinburgh Press, and one of the bedrooms off. The kitchen is internal and features base and wall units, integrated oven with gas hob, undercounter fridge, freezer and a built-in overhead storage cupboard. A double bedroom can be found to the front of the flat which features large built-in wardrobes with sliding doors. The second bedroom can be found to the rear. There is a modern internal bathroom with splashboard walls, bath with overhead electric powered shower unit, wash hand basin within a vanity unit, and a heated towel rail. Completing the accommodation is a separate WC/cloakroom which has a WC with hidden cistern and a wash hand basin within a vanity unit.



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.

The flat enjoys a private front garden which has both a lawn and a patio area ideal for alfresco dining. Additional benefits include gas central heating, double glazing, good storage and unrestricted on street parking in the surrounding area.

## EXTRAS

All aforementioned white goods (except the tumble dryer), curtains/ blinds, and light fittings to be included in the sale (no warranties to be given).

## OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc