



5a 4F1 Links Gardens  
Leith Links, Edinburgh, EH6 7JH

CALL US ON 0131 447 4747

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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secured entry.
- Reception hall with excellent walk-in storage cupboard.
- Superb bay-windowed living room with feature fireplace.
- Stunning views to Arthur's Seat, Carlton Hill & Edinburgh Castle.
- Boxroom off living room.
- Dining kitchen with feature fire.
- Recess dining area.
- Walk-in larder storage cupboard housing cooker.
- Good sized double bedroom.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Communal garden to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A top floor flat forming part of a traditional tenement building in the highly regarded Leith Links district of the city, within walking distance of an excellent range of local amenities and a short journey to the northeast of Edinburgh City Centre. The property is in need of modernisation and redecoration but offers excellent potential to any purchaser. Boasting stunning views across Edinburgh and Leith Links on your doorstep.

**COUNCIL TAX BAND** C.  
**TRAIN STATION** APPROXIMATELY 2.2 MILES TO EDINBURGH WAVERLEY STATION.  
**AIRPORT** APPROXIMATELY 10.6 MILES TO EDINBURGH AIRPORT.  
**BUSES** WITHIN 100 METRES.

## LOCATION

Situated approximately two miles northeast of the city centre, the area of Leith Links forms part of Edinburgh's increasingly popular Leith district'. 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.

**EXTRAS:**  
THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS WHICH INCLUDE THE FREESTANDING COOKER AND AUTOMATIC WASHING MACHINE.

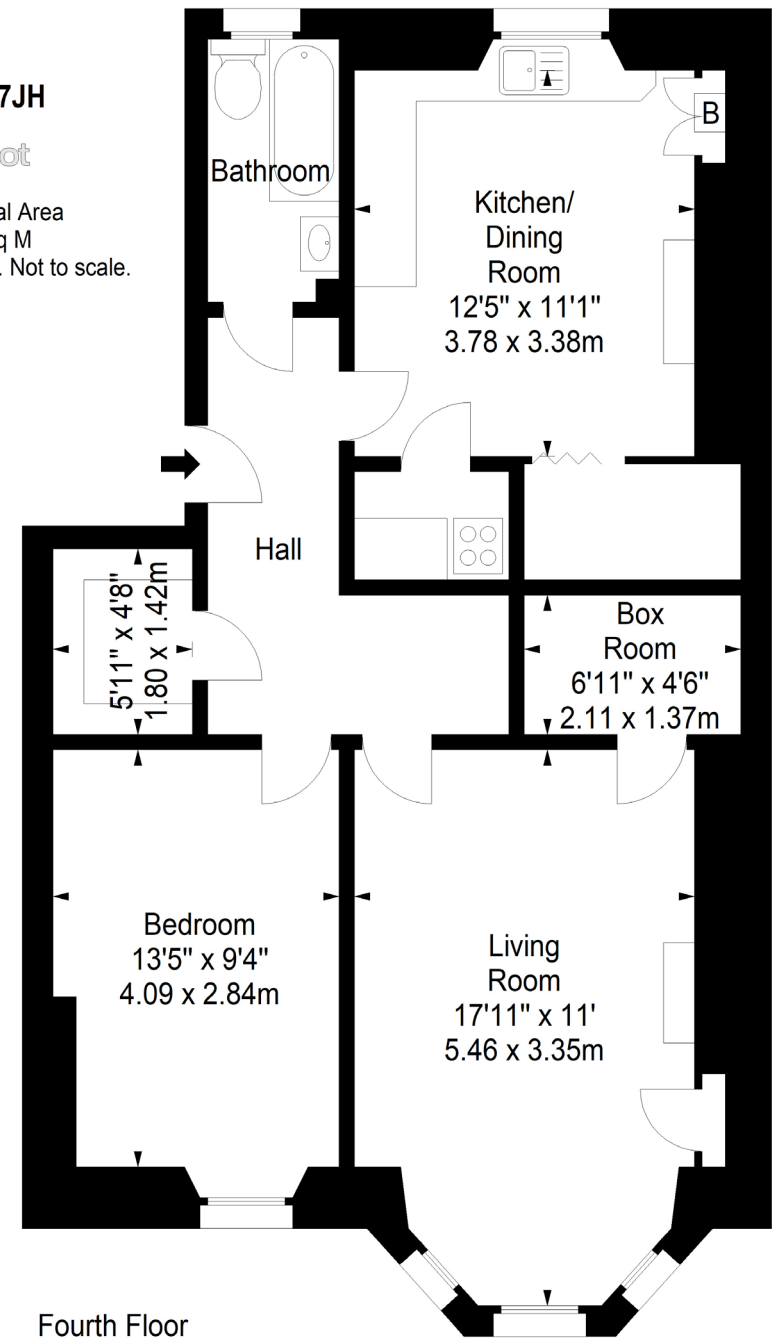
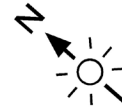




**Links Gardens,  
Edinburgh,  
Midlothian, EH6 7JH**



Approx. Gross Internal Area  
719 Sq Ft - 66.80 Sq M  
For identification only. Not to scale.  
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**ENERGY PERFORMANCE  
CERTIFICATE RATING D**

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**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.