

2/8 THORNTREESIDE
LEITH, EDINBURGH, EH6 8FB

CURRAN & CO
PROPERTY



2/8 THORNTREESIDE LEITH, EDINBURGH, EH6 8FB

FIXED PRICE £275,000



'Situated within short walking distance of Leith Links, the property is well positioned to take advantage of Leith's wide array of amenities and transport links'

- Second Floor Apartment with Private Balcony
- Factored Development with Lift Access
- Open Plan Living / Dining / Kitchen
- Two Double Bedrooms, One with En-suite
- Modern Shower Room
- Move-in Condition Throughout
- Gas Central Heating & Double Glazing
- Communal Ground & Private Parking



Description

Enjoying an elevated position with an exclusive residential development, 2/8 Thorntreeside is an immaculately presented two bedroom second floor apartment which boasts a recently installed kitchen and private balcony. Situated within short walking distance of Leith Links, the property is well positioned to take advantage of Leith's wide array of amenities and excellent transport links.

Entered through the well-maintained communal entryway via a secure door entry system and lift access, the accommodation comprises: upgraded steel security door opening into the welcoming entrance hall with two storage cupboards off; spacious open plan living / dining room with double doors opening to the private balcony; the contemporary

fitted kitchen is open to the living room and features base and wall-mounted units with LED lighting, integrated electric oven, stainless steel gas hob, extractor hood and fridge/freezer; double bedroom 1 with built-in wardrobes and modern en-suite bathroom with shower over the bath; double bedroom 2; and stylish tiled shower room. Further benefits include gas central heating (via a 5 year old boiler which has been serviced annually) and double glazing throughout.

Externally there are manicured communal grounds maintained by the factor and private residents parking (unallocated).

Factoring

The development is factored by Trinity Factoring at an approximate cost of £118 per calendar month. This fee covers the

maintenance of the building, roof and lift, communal buildings insurance, gardening, weekly cleaning of the communal areas, and the management of the communal car park, including the provision of two parking permits.

Extras

Extras to be included in the sale are all curtains and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band B.

Council Tax

This property is subject to council tax band D.





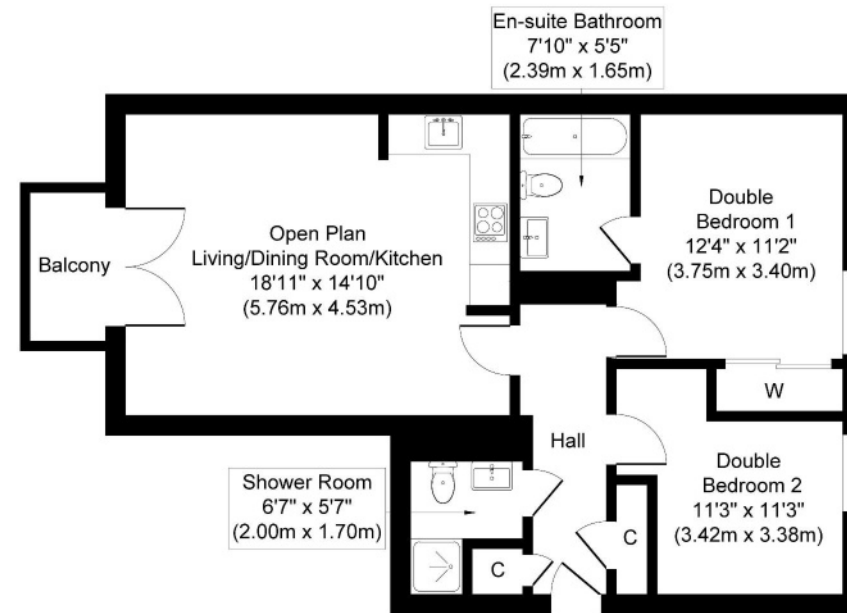
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Second Floor
Approximate Floor Area
721 sq. ft
(67.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.