



Bright, and with views

Two bedroom, top floor flat



Situated in a sought-after residential area of Leith, conveniently positioned close to the vibrant waterfront districts of Newhaven and The Shore, this two bedroom, bright top-floor flat enjoys breathtaking open views across Edinburgh towards the Fife coastline, as well as iconic outlooks to Arthur's Seat and Salisbury Crags. The property forms part of a traditional tenement building with a secure communal entrance and shared garden to the rear. While the flat would benefit from a degree of modernisation, it offers an excellent opportunity to create a superb home in a popular location. The accommodation comprises a welcoming entrance hall with a useful walk-in storage cupboard. The spacious dining lounge is a particular highlight, featuring a fireplace with gas flame fire, a built-in bookcase, additional store cupboard, and twin windows which frame the impressive view. The kitchen is fitted with a range of units and appliances and includes a useful larder cupboard, though it would now benefit from updating. There are two well-proportioned double bedrooms. The principal bedroom is especially generous and includes a built-in wardrobe along with lovely a view. The second double bedroom also enjoys an attractive outlook. A bathroom completes the accommodation. Further benefits include double glazing, gas central heating, a communal rear garden, and permit parking available within the surrounding streets. This appealing property offers excellent potential and would suit a range of buyers seeking a home in the ever-popular Leith area, within easy reach of local amenities, waterfront restaurants and cafés, and convenient transport links, including the tram, to Edinburgh city centre and beyond.

Key Features

- Communal entrance
- Hall, with storage
- Dining lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Gas central heating, with Hive system
- Double glazing
- Stunning views
- Communal garden
- Permit parking



Leith

Leith is a popular, established and independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a vibrant atmosphere. In addition, Leith has its own amenities with several doctor surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area, as well as Leith Walk with its array of shops, cafes and restaurants. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route, or the tram. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All fitted floor coverings, light fittings, oven, hob, washing machine, fridge freezer and tumble dryer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£200,000

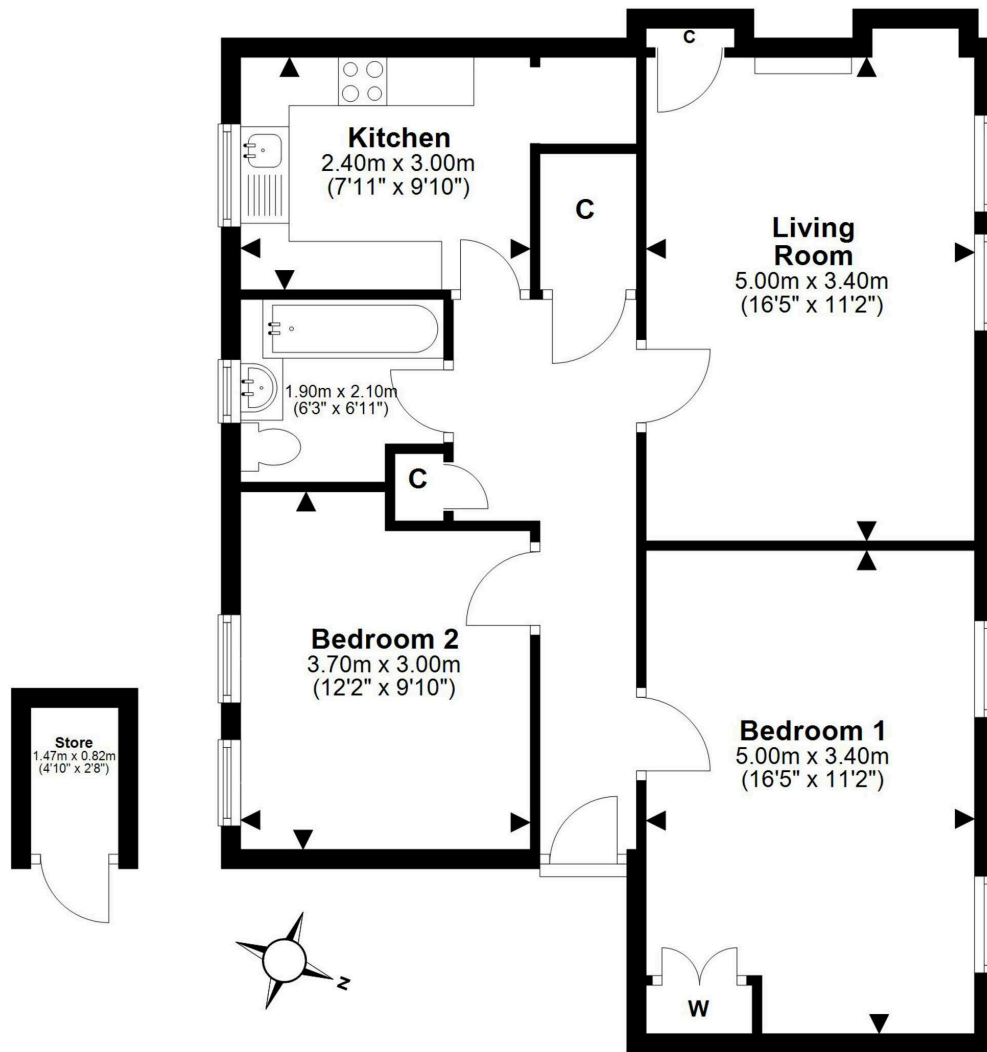
EPC Rating

C

Tenure

Freehold





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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