



Offers Over

£295,000

11 Prospect Bank Gardens

Leith Links | Edinburgh | EH6 7PA

Set within the highly desirable Leith Links district, this superb three bedroom mid-terraced villa is presented in true move in condition. The bright, well proportioned accommodation is enhanced by tasteful decor and a contemporary finish throughout, creating a comfortable yet stylish home. Externally the property benefits from a private rear garden and a driveway, and is sure to appeal to first time buyers, professionals and young families alike.

-  3 bedrooms
-  1 public room
-  1 shower room
-  Private rear garden
-  Driveway
-  EPC rating – C
-  Council tax band - D



Description

Downstairs comprises of a welcoming entrance vestibule, light and airy lounge with bay window and gas fire, fitted kitchen with a range of wall and base units with co-ordinated worktops, tiled splashbacks, storage cupboard, and a door to the garden, and a bedroom which would also make an ideal dining room or home office.

Moving upstairs you will find two double bedrooms and a fully tiled shower room with a corner cubicle, white suite and heated towel rail. There is also a partially floored attic with a telescopic ladder. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the blinds, induction hob and electric oven, integrated fridge and washing machine, and the garden shed. The light fittings in the lounge and bedroom one will be removed.

Gardens and parking

To the rear of the property is an easy maintenance garden with a patio and area of decking, offering an ideal space for relaxing, dining and entertaining in the warmer months. A driveway provides the convenience of off street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





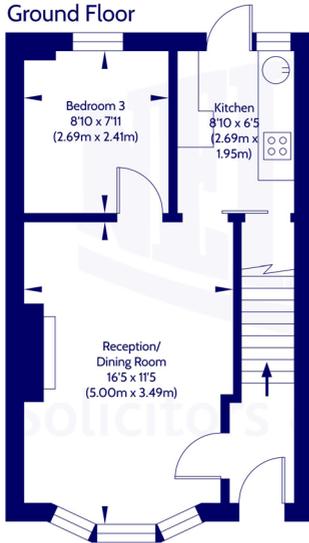
Location

The popular residential area of Leith Links lies to the east of Edinburgh city centre and is well known for its open parklands. The area benefits from a wide selection of local shops and a Tesco supermarket is within walking distance. The fashionable Shore district can be found around a mile away, with its fine selection of restaurants and a little further away is Ocean Terminal and the historic Royal Yacht Britannia. A range of sporting and recreational facilities can be found on Leith Links itself, as well as at Leith Victoria Swim Centre or one can enjoy cycling or walking along the renowned Water of Leith Walkway. Regular bus services run to the city centre, the train stations and the Royal Infirmary, with further routes accessible from nearby Leith Walk and Easter Road. The property is ideally placed for access to Portobello, the A1 and the city bypass.



Approx. Gross Internal Floor Area 69 Sq M / 745 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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