



3
Prospect Bank Road
Edinburgh
EH6 7NR





Set on a quiet well established residential street and offering over 130 m2 of immaculate modern family living, this four bedroom, two shower room semi-detached villa must be viewed to appreciate the quality of space and lifestyle on offer. With excellent local schools and facilities nearby this is a rare opportunity to purchase a turnkey property refurbished to an excellent standard and boasting pet and child friendly established gardens, a driveway and garage.

The accommodation is laid out over two floors and comprises:

Ground floor

- Entrance vestibule
- Hallway providing access to all accommodation
- Front facing bay windowed sitting room
- Large rear facing dual aspect kitchen fitted with a range of base and wall mounted units with integrated appliances. Peninsular island and breakfast bar. Door to rear garden
- Two double bedrooms. Front with built-in wardrobes and rear with ample space for freestanding furniture
- Refitted shower room with walk in shower enclosure, vanity sink and enclosed cistern toilet

First floor

- Two double bedrooms both with fitted wardrobes
- Jack and Jill en-suite shower room comprising shower enclosure, enclosed cistern toilet and double vanity sink

External

- Well maintained front side and rear gardens with decked seating area
- Large cellar space accessed via a door from outside
- Single garage with electric door
- Driveway providing off street parking

Extras: All fitted flooring blinds and integrated appliances are included in the sale.

EPC Band- C

Council Tax Band- F



4



2



1













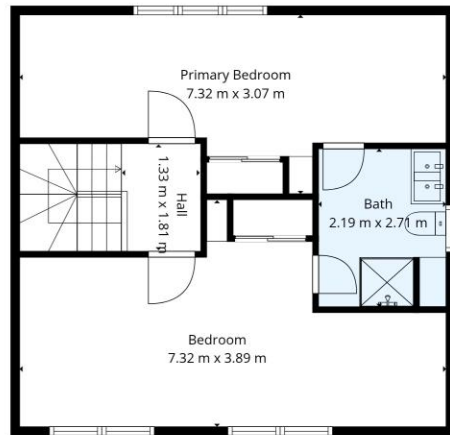




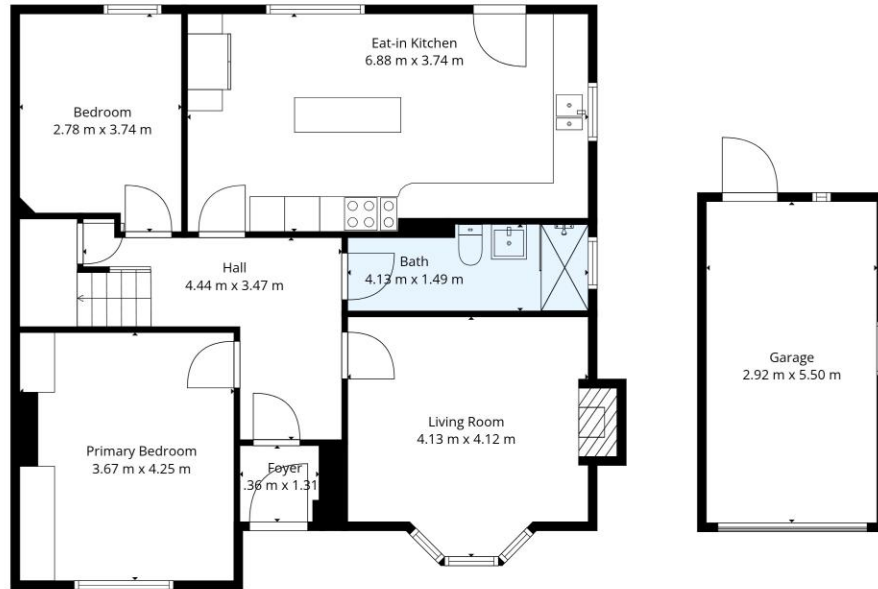


Location:

Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience within walking distance of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. The bustling shopping area around Great Junction Street and the Foot of the Walk provides everything you need for day-to-day life, while more extensive shopping facilities are available in the city centre or at nearby Ocean Terminal shopping centre. Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts no fewer than three Michelin starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education and also benefits from exceptional public transport links into the city centre and beyond, offering swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks



First Floor



Ground Floor

Total: 130 m2

Ground Floor: 90 M2, First Floor: 40 m2

Excluded Areas: Garage: 16 M2, Fireplace: 1 M2, Low Ceiling: 12 M2,
Walls: 12 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.





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* Please contact us for a free consultation or valuation

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