



# Leith

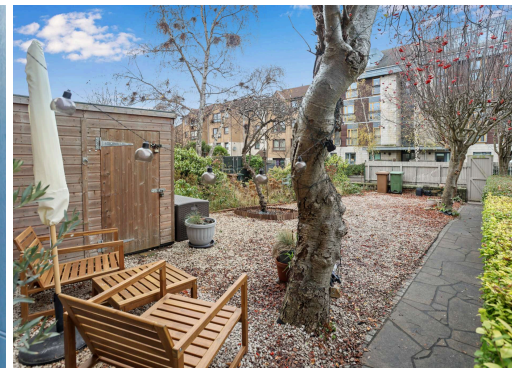
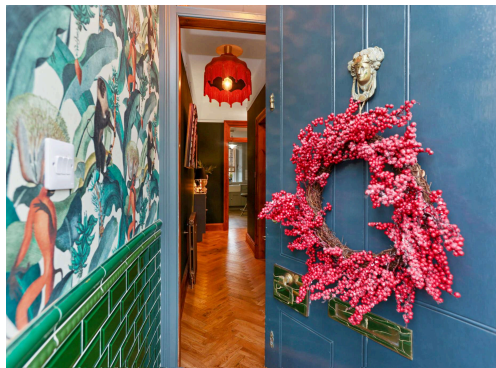
5 Hawthornbank Terrace  
EH6 4HQ



## Lower main door flat

OFFERS OVER £230,000

- Entrance vestibule
  - L-shaped hallway
  - Living room
  - Kitchen
  - Double bedroom
  - Modern shower room
- 
- Gas central heating
  - Double glazing
  - Traditional features
  - Private front garden
  - Excellent transport links
  - On street parking (zoned)
  - Modernised by current owner



Viewing - by appointment call  
Beveridge & Kellas on 0131 554  
6321



Viewing is highly recommended of this rarely available lower main door colony flat which has been fully renovated by the current owner. The property is situated in the popular area of Leith and able to take advantage of local shopping facilities, recreational pursuits, schooling at both primary and secondary level and local bars and cafes. The vibrant Shore area of Leith offers a wide range of restaurants, bistros and further bars and cafes. In addition, the nearby Ocean Terminal offers a choice of high street stores, multi-screen cinema and 24-hour gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

Built circa 1865 and renovated by the current owner the flat opens via a private main door to an entrance vestibule with partially tiled walls which leads to an L-shaped hallway with fitted storage, overhead clothes pulley, and European solid oak herringbone flooring which continues into the living room. The front facing living room enjoys an abundance of charming features including a working wood burning stove within a marble surround, Edinburgh press, cornice, ceiling rose, herringbone floor, and working shutters. The modern kitchen is situated to the rear of the flat and has a Belfast sink, base units with Cararra marble worktops, wall units, oven with five ring gas hob, integrated fridge freezer, washing machine, dishwasher and a tiled floor. The double bedroom is positioned to the rear and has a built-in cupboard, fitted wardrobes and a solid oak floor.

Completing the accommodation is a modern fully tiled shower room benefiting from underfloor heating, a with a WC with hidden cistern, wash hand basin within a vanity unit, mains powered shower with waterfall shower head, and a heated towel rail.

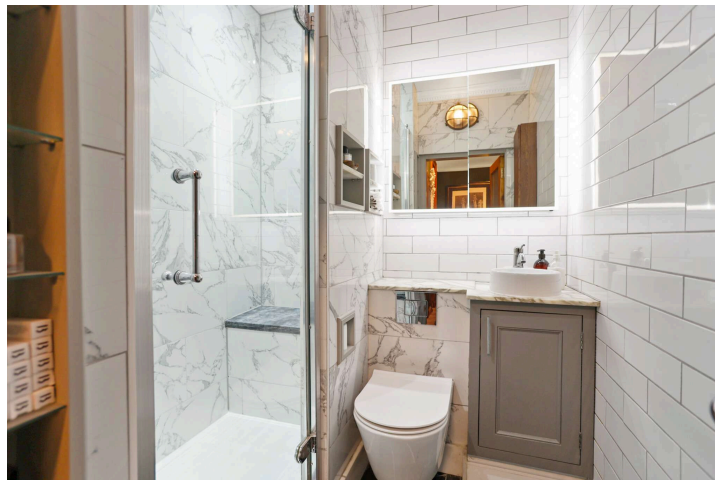
The property also benefits from a large gravelled front garden with new Caithness pathway. Additional benefits include gas central heating, double glazing, and zoned on street parking.

### EXTRAS

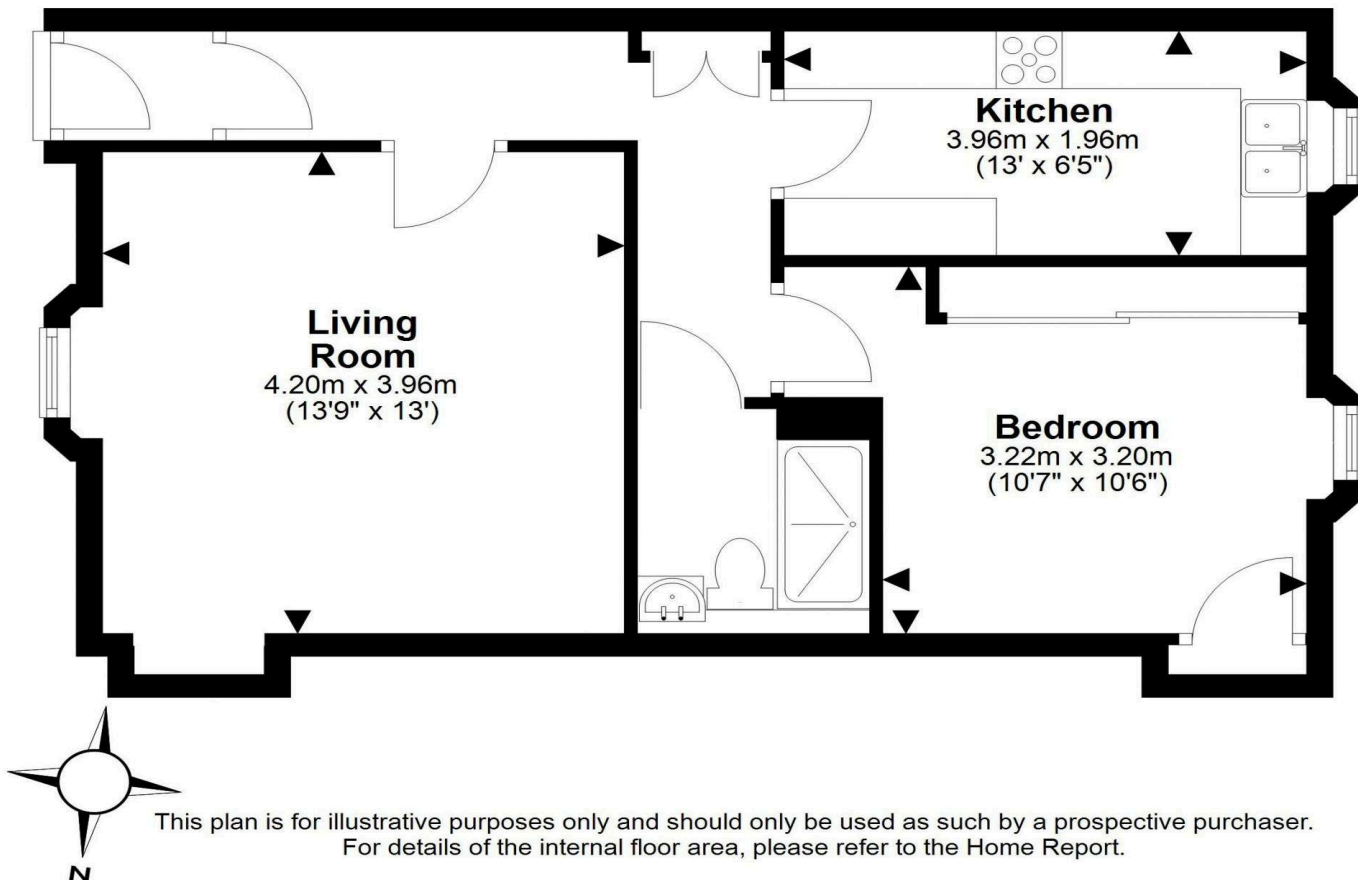
All aforementioned white goods, any curtains/blinds, light fittings and garden sheds to be included in the sale (no warranties to be given).

### OFFERS

Offers Over are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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