










Offers Over
£185,000

1/1 Spiers Place

Leith | Edinburgh | EH6 6DB

A fantastic opportunity has arisen to purchase this impressive, well presented ground floor flat, forming part of a handsome traditional tenement and enjoying a superb high amenity location in Edinburgh's vibrant Leith area. Boasting highly flexible accommodation and superb transport links to the city, the property would make an ideal investment or first home.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - B



Description

The accommodation in brief comprises; secure entry system, welcoming hallway with useful storage and utility cupboard, light and spacious reception room with feature fireplace, stylish modern fitted kitchen with appliances, two well proportioned double bedrooms and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler and radiators installed 2020) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens & Parking

There is a communal garden to the rear of the property and permit/meter parking is available to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





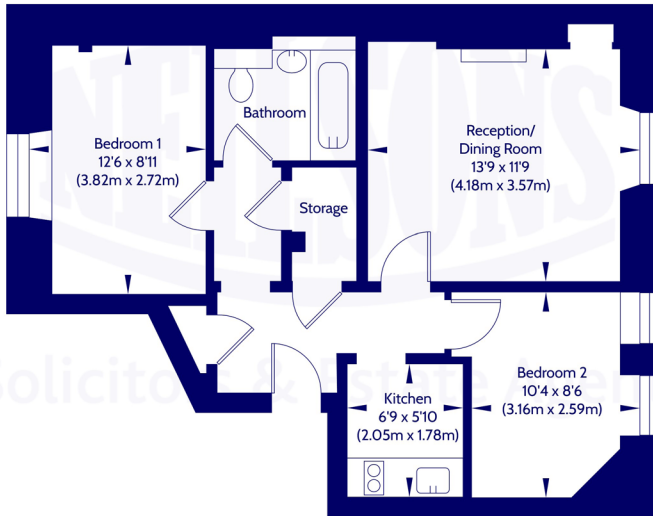
Location

The property is located in the sought-after Leith district of Edinburgh, close to the City Centre and within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are also a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and worldrenowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 53 Sq M / 568 Sq Ft.

Ground 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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