



Leith

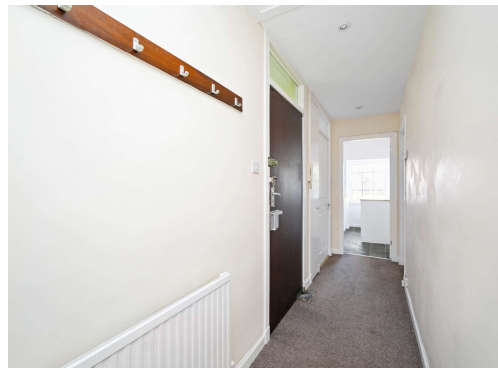
Flat 2, 70 Leith Walk
EH6 5HB



Second Floor Flat

OFFERS OVER £225,000

- Hallway
 - Living room
 - Kitchen
 - 2 double bedrooms
 - Shower room
-
- Ideal 1st time purchase or investment property
 - Gas central heating
 - Popular location
 - Excellent transport links
 - Zoned on street parking
 - B-Listed building



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



Viewing is highly recommended of this 2-bedroomed, 2nd floor flat which is ideally located to take advantage of the many local amenities and regular bus and tram services Leith has to offer. The nearby cosmopolitan area of The Shore offers a choice of cafe's, bars and restaurants. The Ocean Terminal offers a multi-screen cinema, 24-hour gym, high street stores and a further choice of bistros and bars. An excellent public transport gives easy access to the city centre, International Airport, and surrounding areas.

The flat is accessed via a secure shared stair and the flat itself opens to an entrance hallway with an Entryphone handset and gives access to the rest of the accommodation. The bright and spacious front facing living room enjoys twin windows and a built-in cupboard (housing the boiler). The kitchen is situated to the rear of the flat and has base and wall units, integrated oven with gas hob, freestanding fridge freezer and a washing machine. There is a double bedroom situated to the front, and a second double bedroom to the rear with a deep built-in cupboard.

Completing the accommodation is a rear facing shower room with WC, wash hand basin and an electric powered shower unit.

Additional benefits include gas central heating, mixed glazing, zoned on street parking in the surrounding area, and excellent transport links including the nearby Tram stop at the Foot of Leith Walk.

EXTRAS

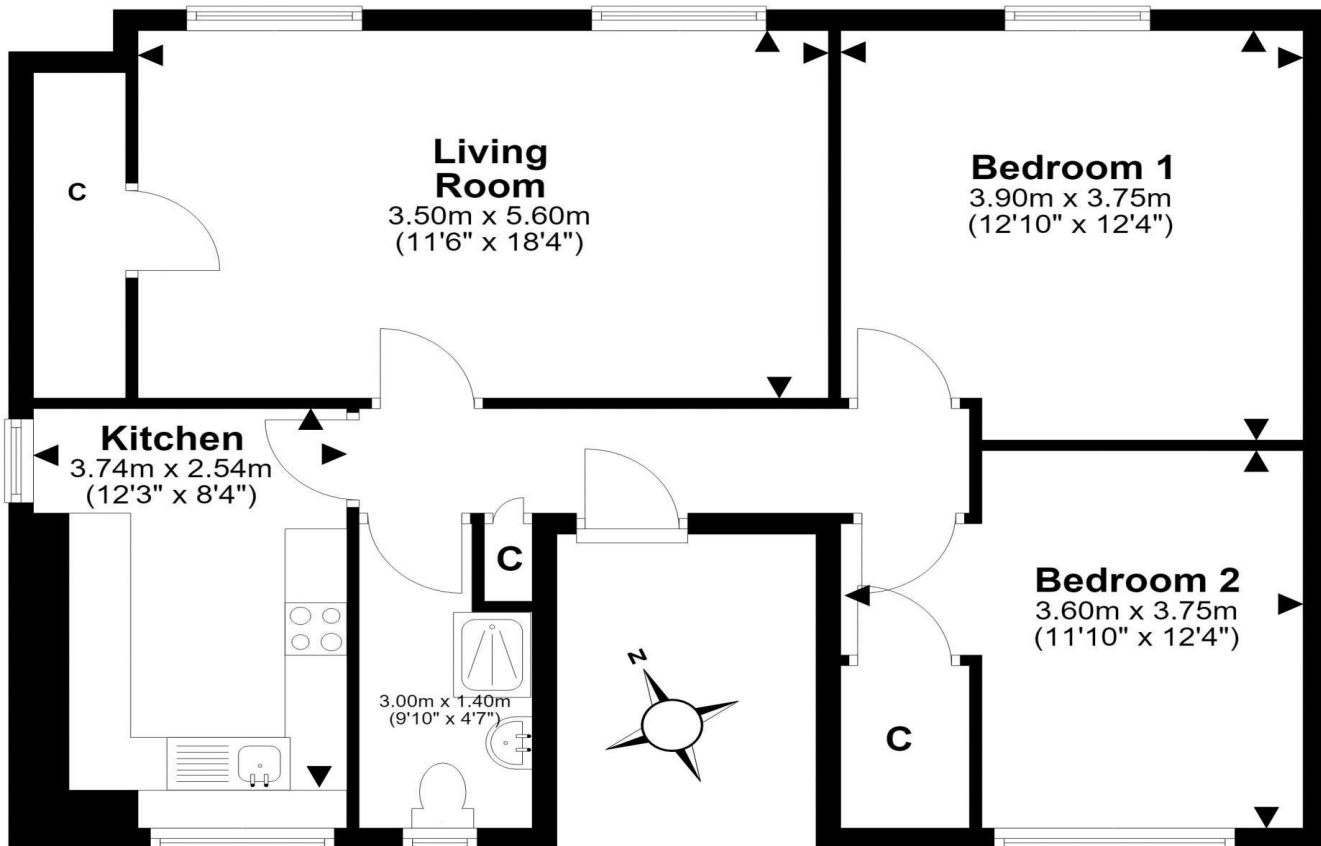
To be sold as seen including all furniture if wanted (no warranties to be given)

OFFERS

Offers 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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