

McDougall McQueen
solicitors & estate agents

17/1 Upper Hermitage, Edinburgh, EH6 8DP

2 1 1 EPC









Welcome

Welcome to Upper Hermitage, an appealing two bedroom ground floor flat forming part of a gated, well-maintained, factored residential development in the popular Leith Links area of Edinburgh. Enjoying a wonderfully quiet and sheltered setting despite its proximity to a fantastic range of local amenities, the property offers the perfect balance of peaceful living and city convenience. The well-proportioned accommodation is arranged entirely on the ground floor, making it an attractive choice for a wide range of purchasers. Externally, the property benefits from beautifully maintained communal garden grounds and an allocated parking space. With a bus stop conveniently located just outside the development gates, providing easy connections into Edinburgh city centre, this is an excellent opportunity for those seeking a comfortable, well-connected and low-maintenance home.

Features

- Reception hallway
- Living room
- Breakfasting kitchen
- Two bedrooms
- Bathroom presented as a shower room
- Gas Central heating
- Sash and case windows with secondary glazing
- Communal garden grounds
- Allocated parking space







Restalrig

Upper Hermitage is an established residential area to the east of Edinburgh city centre, ideally positioned for access to the wide range of amenities available in the nearby Leith, Easter Road and Meadowbank areas. There is convenient local shopping facilities close by, including supermarkets and independent shops, while a broader choice of retail, leisure, cafés, bars and restaurants can be found throughout Leith and at Ocean Terminal. The area is particularly well placed for access to Edinburgh city centre, with regular public transport services providing convenient connections across the city. The nearby tram extension at Leith also provides an additional transport option, while road links offer easy access to the City Bypass and wider central Scotland. For outdoor recreation, the surrounding area provides a choice of parks and green spaces, with Leith Walk, the Shore and the waterfront all within easy reach. With its excellent range of amenities and convenient access to the city centre, Upper Hermitage is a popular choice for a variety of buyers seeking well-connected city living.

Agents note

The development is factored by Charles White, with an approximate quarterly fee of £462.50, of which around 55% relates to block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication and should always be confirmed at the point of offer.



Get in touch

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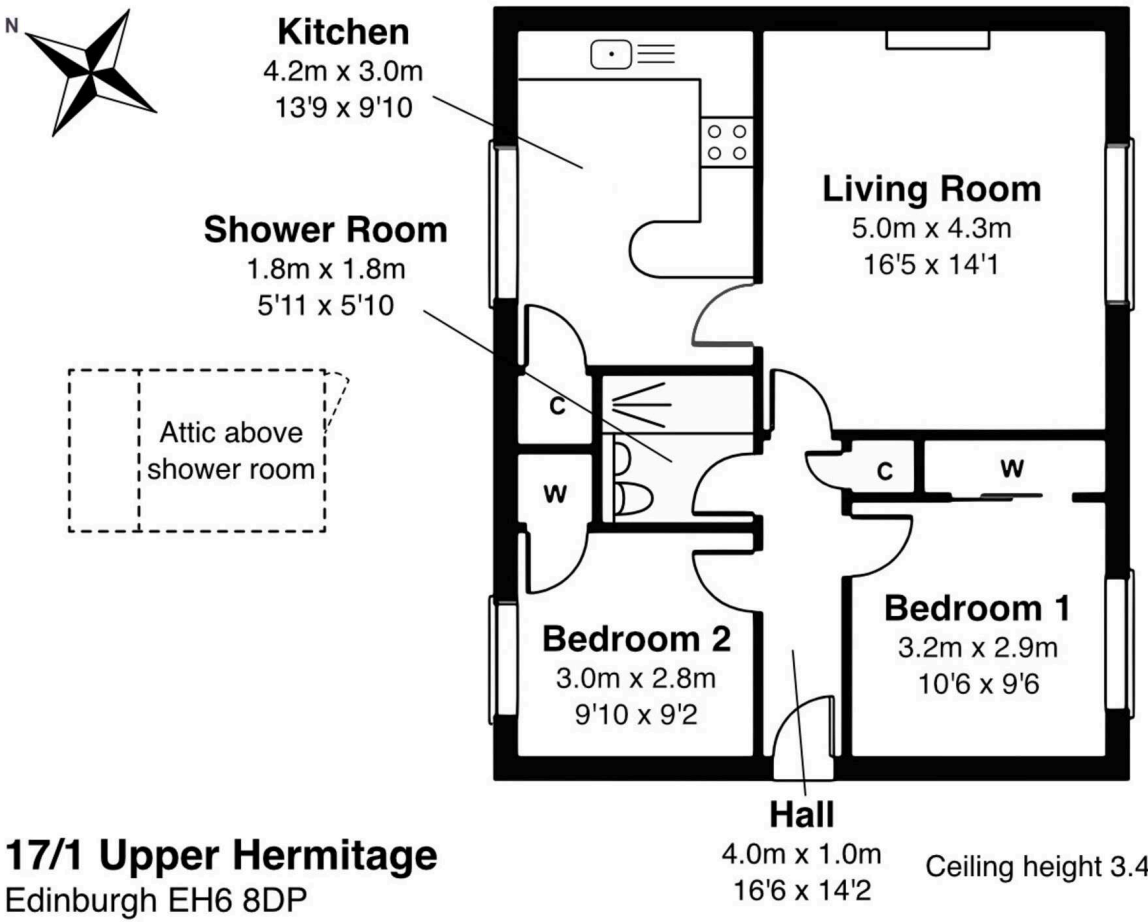
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Edinburgh EH10 4EQ

espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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Edinburgh EH6 8DP

Ceiling height 3.44m / 11'3

This Floor Plan including fixtures, measurements and dimensions are approximate and for illustrative purposes only. Not to scale.