

KILGOUR

PROPERTY



4/3 New Orchardfield, Edinburgh, EH6 5ES





- Bay Windowed Lounge
- Separate Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Electric Heating
- Secure Entry
- Communal Gardens & Grounds
- Residents Parking (Permit)
- Factor Fee – £90
- Council Tax – Band C
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

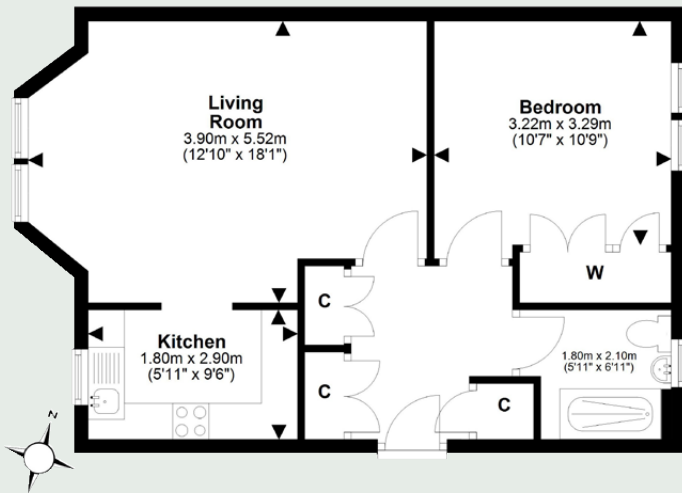
Description

A very well presented first floor flat located just off Leith Walk within a sought after residential location close to amenities and well placed for day to day amenities. The property is double glazed and has electric heating. Entrance in to the communal building is gained via a secure entry system. There are very well maintained communal gardens and grounds surrounding the property and residents parking is on hand.

Location

The property is located in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within close proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are 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 world-renowned 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 tram service direct to the Airport. The City-Bypass is easily accessible with links to central Scotland's main motorway network.





Living Room	12'10 X 18'1	3.90m x 5.52m
Kitchen	5'11 x 9'6	1.80m x 2.90m
Bedroom	10'7 x 10'9	3.22m x 3.29m
Bathroom	5'11 x 6'11	1.80 x 2.10m



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