




# Get in touch

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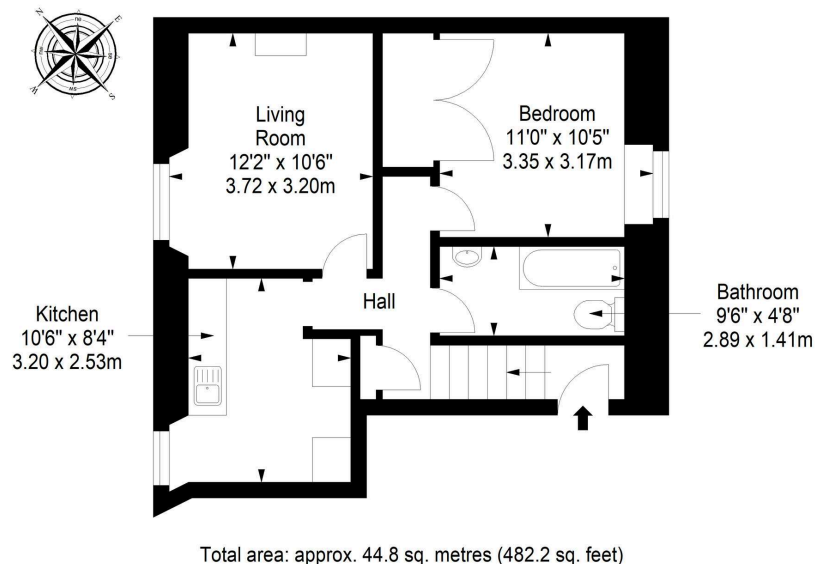
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.

First Floor  
Approx. 44.8 sq. metres (482.2 sq. feet)



## Welcome

Introducing a one-bedroom first-floor flat in Leith Links, well presented in true move-in condition, enjoying neutral interior design throughout and a quality finish. The city flat further features a spacious living room with a woodburner set in a traditional fireplace, a west-facing kitchen with fitted units and a family bathroom with a shower-over-bath and mirrored vanity storage. There is also residents' parking and communal grounds. Additionally, the flat is set on the first floor of a period property in highly sought-after Lochend, offering easy access to excellent amenities and regular transport links.

- First-floor flat in Leith Links
- Freshly decorated neutral interiors
- Entrance hall with storage
- Spacious living room with log burner
- West-facing kitchen
- Sunny double bedroom with a wardrobe
- Bathroom with overhead shower
- Communal grounds
- Residents' parking
- Electric heating
- Traditional windows