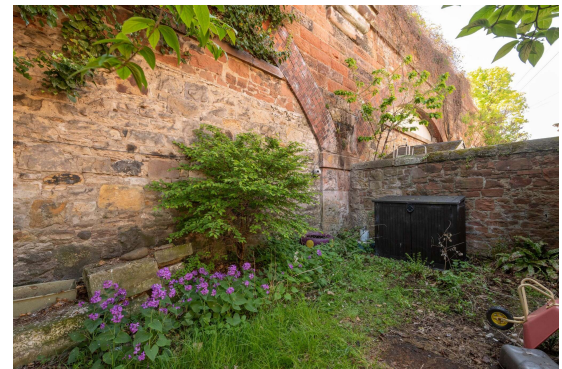




8/I Seafield Road
Edinburgh, EH6 7LD

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"8/1 Seafield Road is a bright and spacious ground floor flat and situated within a couple minute's walk of Leith Links"

- HALL
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DRIVEWAY
- FRONT & PRIVATE REAR GARDENS
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops.

The nearby Ocean Terminal has an excellent range of shops, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia. Further shopping can be carried out in the neighbouring Leith, Meadowbank and Portobello areas.

The sports minded will appreciate the wide variety of recreational facilities including, Victoria Baths and Fitness Centre, Meadowbank Sports Centre, two local outdoor bowling clubs, Leith Franklin Cricket Club and the well known Leith Links where many sporting activities take place.

Leith Links itself also provides a lovely environment to walk, take children to the play park or to take dog/s for exercise which could lead onto the recently upgraded walkway with exits at Pirniefield, the Findlay's, Restalrig Road, Lochend Road or Easter Road.

Education is well served locally from nursery, primary and secondary schooling. Edinburgh College and Queen Margaret University campus are all easily reached.

The property is ideally placed for those working within the city centre and has an excellent public transport service. A short drive away allows access onto the beginning of the A1 from where the city bypass and other areas can be reached.



DESCRIPTION

A rare opportunity to purchase a bright and spacious ground floor flat with driveway and enclosed private rear garden. Situated within a couple of minutes walk from the delightful open space of Leith Links. 8/1 Seafield Road is part of a unique building which shares a well-maintained communal entrance with only two other properties.

The accommodation comprises a hall, stylish living room/kitchen, two double bedrooms and a newly fitted contemporary shower room. Patio doors lead to a private decking area and garden laid to grass, with ample opportunities to upgrade to an idyllic city sanctuary.

Sale includes dishwasher, washing machine, fridge, freezer, fitted microwave and oven with induction hob.

The flat also benefits from excellent local transport links, varied amenities - including a supermarket just moments away - and easy access to the A1.

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Floorplan



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