



# Leith

Flat 1, 30 Kirk Street  
EH6 5EZ



## Ground Floor Flat - Buzzer PF1

OFFERS OVER £320,000

- L-shaped hallway
- Living room
- Dining kitchen
- 2 double bedrooms
- Box room
- Shower room
  
- C-Listed
- Gas central heating
- Double glazing
- Shared rear garden
- Zoned on street parking
- Excellent transport links
- Traditional features
- Underfloor insulation
- Cellar



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



Viewing is highly recommended of this ground floor flat located in the popular area of Leith which is ideally situated to take advantage of local shopping facilities, recreational pursuits, schooling at both primary and secondary level and local bars and cafes. The vibrant Shore area offers a wide range of restaurants, bistros and further bars and cafes. In addition, the nearby Ocean Terminal offers a choice of high street stores, multi-screen cinema and 24-hour gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

Accessed via a secure shared stairwell, the property opens to an L-shaped entrance hallway featuring an entry phone, wooden floor, and the rest of the flat off. To the front is a bright living room featuring wooden floor, ornate cornice, fireplace surround, Edinburgh press and a window with working shutters. To the rear of the flat is a dining kitchen which has base and wall units, integrated oven with gas hob, fridge freezer, dishwasher, and a freestanding washing machine. Also to the rear is a double bedroom which enjoys a deep walk-in wardrobe and has a hatch to the cellar. A second double bedroom can be found to the front of the property and features ornate cornice. The property has a box room with borrowed light from the hallway and would make an ideal home office space.

Completing the accommodation is a modern internal shower room which has tiled floor, splashboard walls, WC, wash hand basin within vanity unit, heated towel rail, and a mains powered shower unit.

Additional benefits include gas central heating, double glazing, an external under stair cupboard ideal for storing bikes or garden furniture, a large shared rear garden and zoned on street parking in the area.

### EXTRAS

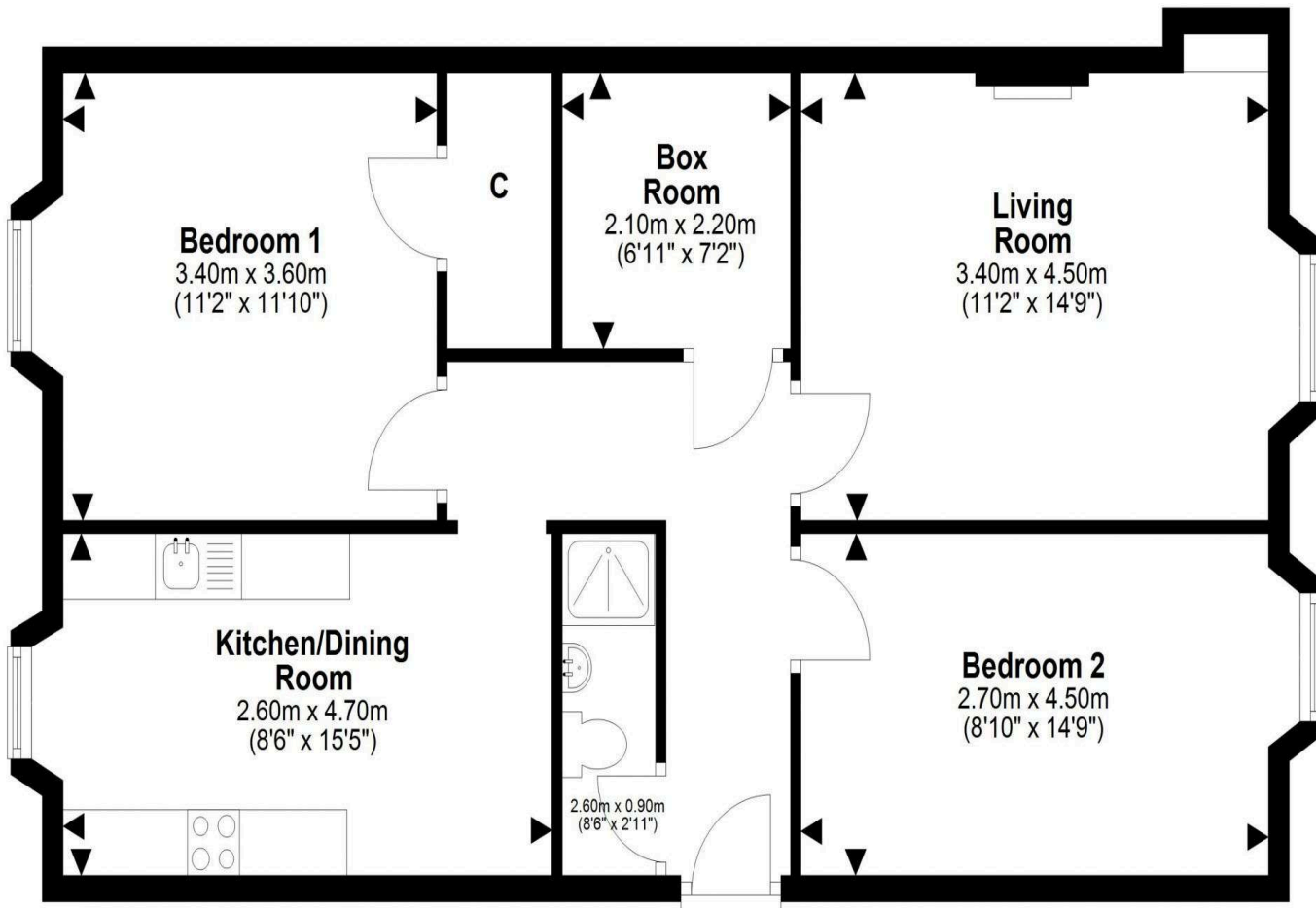
All aforementioned white goods, any blinds/curtains, carpets and light fittings (no warranties to be given).

### 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.



**espc**