



RALPH SAYER
SOLICITORS & ESTATE AGENTS

16/7 Hermitage Park

Leith Links, Edinburgh, EH6 8HB

16/7 Hermitage Park

Welcome to a traditional two-bedroom third/top-floor city flat in Leith Links, which is brought to market in excellent decorative order providing bright and airy accommodation with attractive interior design. It further benefits from a spacious living area, a fashionable dining kitchen with a matching utility room, and a contemporary bathroom with a four-piece suite. With two bedrooms, the flat also provides versatility, allowing one room to be used as an office or as a nursery/child's room, catering to different buyers and lifestyles.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, and concealed extractor), a freestanding fridge/freezer, and a washing machine to be included in the sale.



Property Summary

- A third/top-floor flat in move-in condition
- Part of a traditional tenement building
- Desirable location in popular Leith Links
- Elevated rooftop views over Edinburgh
- Secure telephone-entry system
- Welcoming entrance hall with storage
- South-facing living room with bay window
- Spacious, well-appointed dining kitchen
- Separate utility room for discreet laundry
- Two bedrooms (a double and a versatile space)
- Stylish 4pc bathroom with shower cubicle
- Well-maintained communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C | Home Report Value - £275,000







Spacious, well-appointed dining kitchen with a separate utility room for discreet laundry







Two bedrooms and a stylish 4pc bathroom with shower cubicle





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

