



## Requiring complete modernisation

### Two bed, ground floor tenement flat



Situated on a quiet residential street in the heart of Leith, this two-bedroom ground floor tenement flat offers an excellent opportunity for buyers looking to create a bespoke home or investment property. Requiring complete modernisation throughout, the property provides a blank canvas with well-proportioned accommodation and fantastic potential to add value. The layout comprises a bright living room, two generous bedrooms, a kitchen, and bathroom, all ready for upgrading to suit modern tastes and requirements. A particular highlight is the private front garden, edged with hedging, offering attractive outdoor space, while to the rear there is a well-maintained shared garden providing additional external amenity. The property further benefits from permit parking, ensuring convenient on-street parking for residents. Perfectly positioned just a stone's throw from the vibrant amenities of Leith Walk and Easter Road, the flat enjoys immediate access to an array of independent cafés, bars, restaurants, and local shops. Excellent public transport links, including frequent bus services and the nearby tram extension, provide swift connections to Edinburgh city centre and beyond. This is a superb opportunity to acquire a characterful tenement property in a sought-after location, with great potential to modernise and add value.

### Key Features

- Communal entrance, with entry phone system
- Hall, with storage
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Single glazed sash and case windows
- Private front garden
- Shared rear garden
- Permit parking



## Leith

Leith is a popular, established and independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a vibrant atmosphere. In addition, Leith has its own amenities with several doctor surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area, as well Leith Walk with its array of shops, cafes and restaurants. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route, or the tram. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



## Extras

All light fittings are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

B

## Home Report Valuation

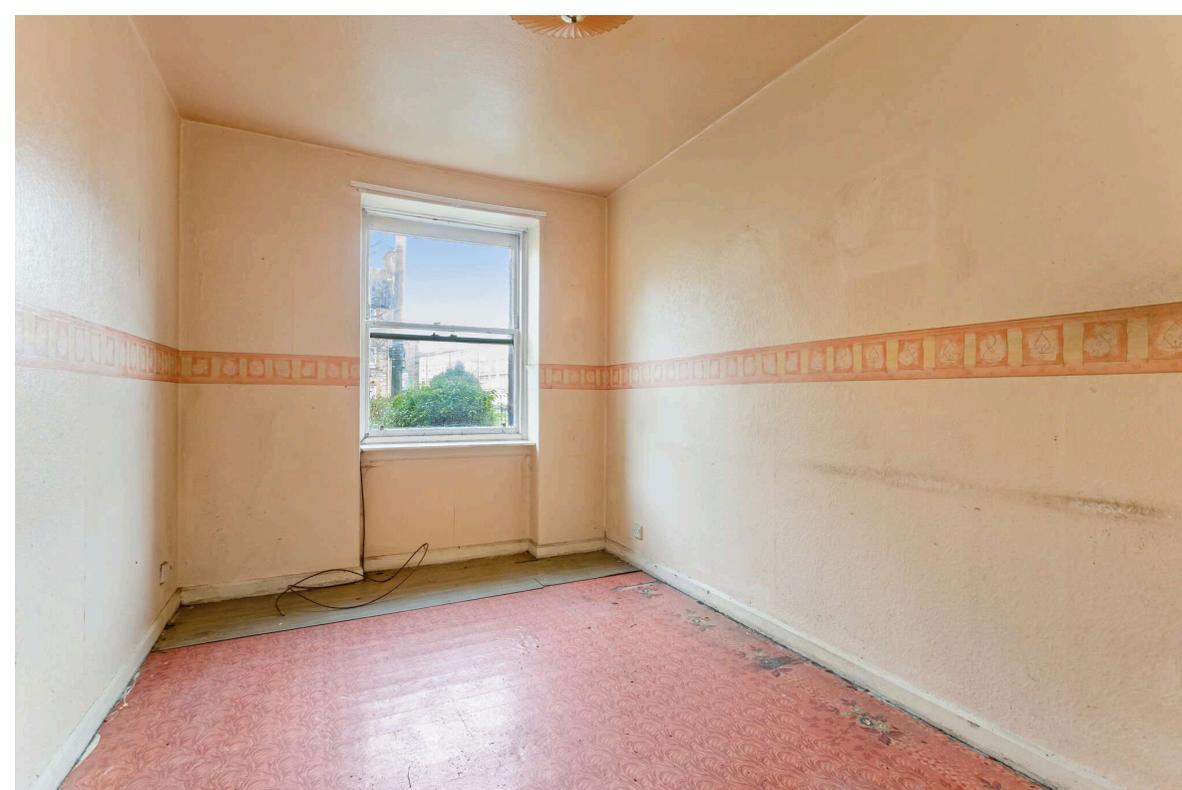
£190,000

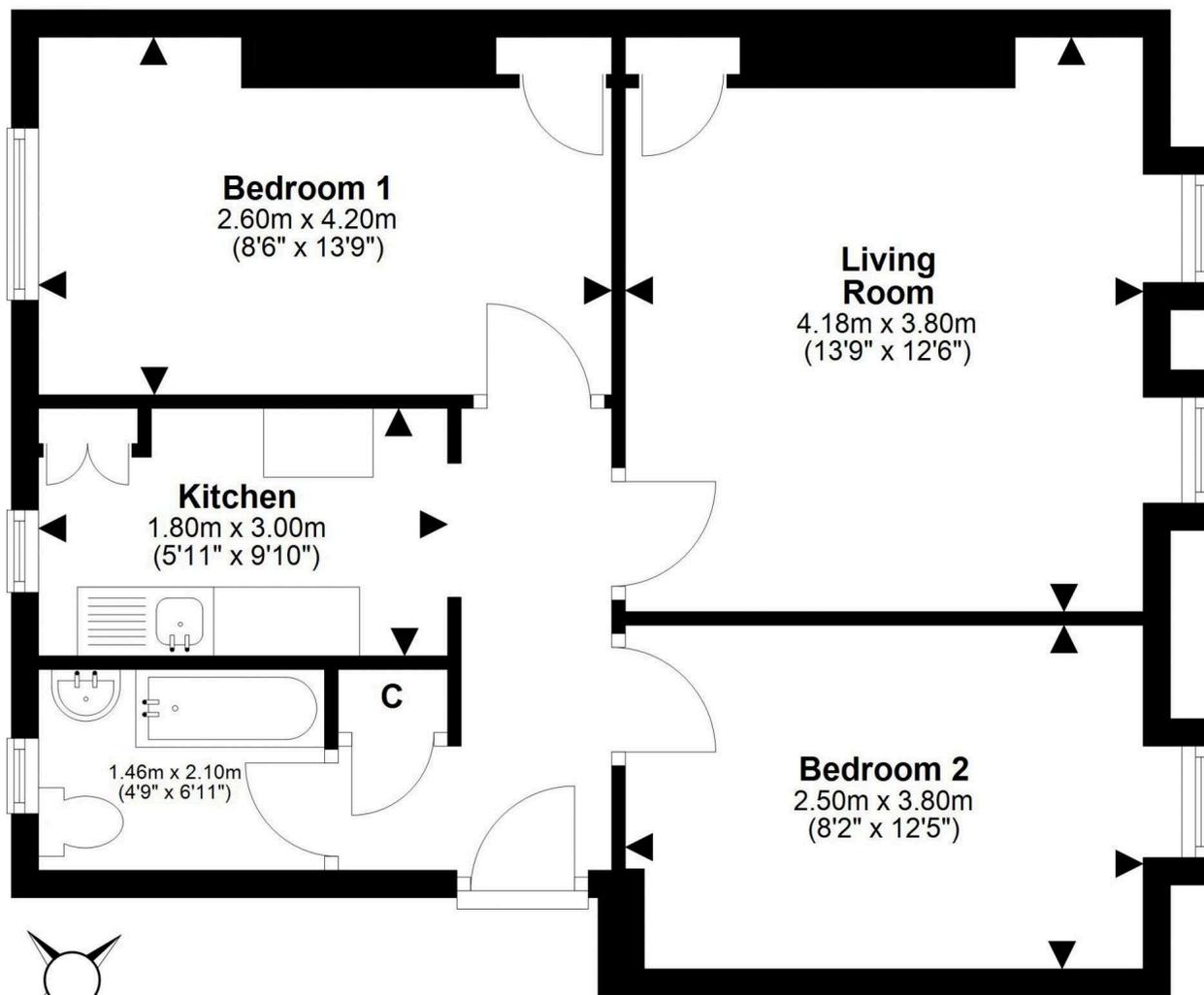
## EPC Rating

F

## Tenure

Freehold





↗ 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.



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