

22/8 Prince Regent Street, Leith, Edinburgh, EH6 4AS



Description

Welcome to Prince Regent Street, a bright and freshly decorated first floor two-bedroom flat forming part of a traditional tenement building in a popular and well-connected area of Edinburgh. The property offers a generous, comfortable and practical layout, comprising a bright twin-windowed living and dining room with fitted kitchen off, two double bedrooms, one with built-in wardrobes, and a modern bathroom.

Further benefits include gas central heating, double glazing, a shared well-kept garden and residents' on-street parking. Beautifully upgraded and well presented throughout, the property is likely to appeal to first-time buyers, professionals, downsizers or buy-to-let investors, and early viewing is highly recommended.

Key Features

- Bright twin-windowed living/dining room
- Fitted kitchen
- Two double bedrooms, one with built-in wardrobes
- Modern bathroom
- Gas central heating
- Double glazing
- Freshly decorated
- Well-kept communal garden
- On-street permit parking
- Short walk to Ocean Terminal and Shore
- Excellent local bars, eateries, bakeries and amenities
- Easy transport links across Edinburgh



Location

Prince Regent Street is set within the ever-popular Leith district, to the north-east of Edinburgh's city centre, a vibrant and well-established residential area within easy reach of an excellent range of local shops, services and everyday amenities. More extensive shopping and leisure facilities can be found nearby at Ocean Terminal, while the area also offers a superb choice of independent cafés, restaurants, supermarkets and waterfront attractions. Recreational facilities close at hand include Leith Links, the Water of Leith walkway and the open spaces along the waterfront, while the city centre and surrounding districts are also within easy reach. The area is well served by regular bus services, together with nearby tram links providing quick access into the city centre and onwards to Edinburgh Airport, as well as convenient road links to the wider city road network.

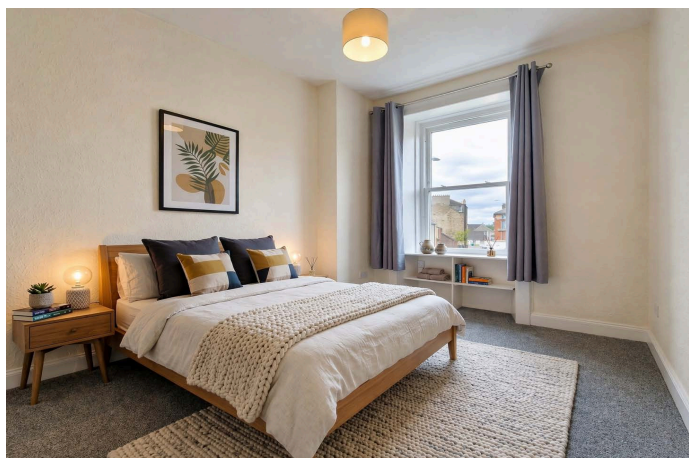
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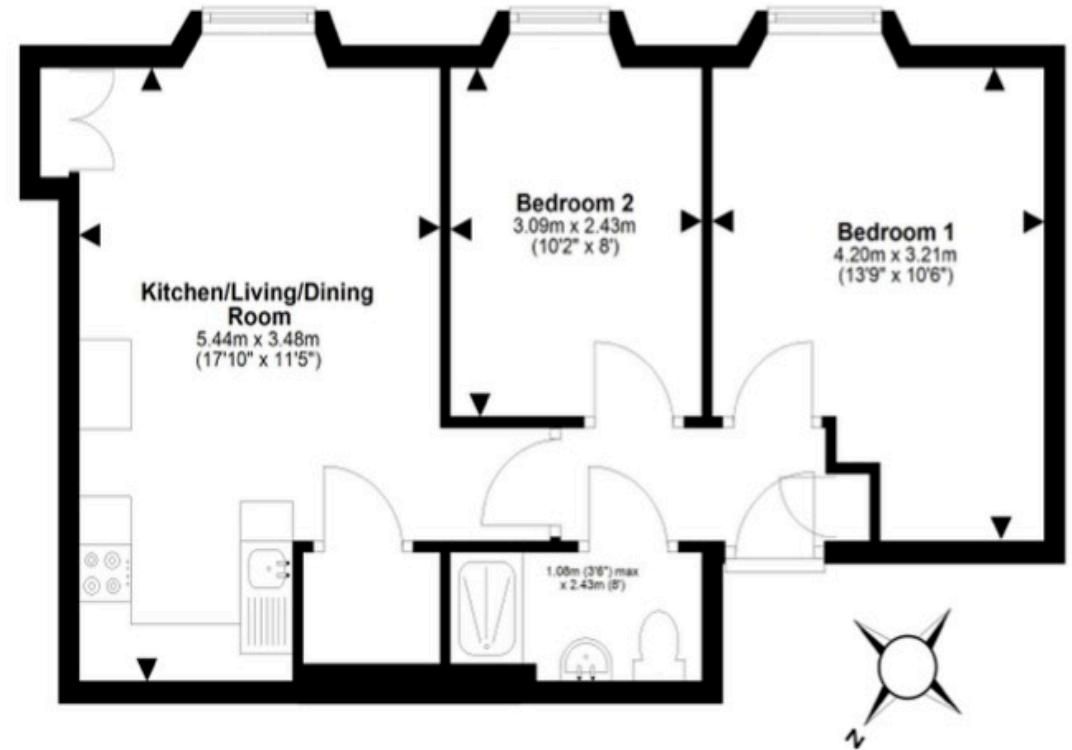
The electric hob/oven, fridge, and washing machine are included.

EPC Rating: C

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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. Images staged with AI.

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