








Offers Over
£180,000

275/2 Leith Walk

Leith Walk | Edinburgh | EH6 8PD

This impressive, recently renovated 1st floor flat forms part of a traditional tenement in the heart of Leith, enjoying the convenience of excellent local amenities and superb transport links, including bus and tram stops literally a stone's throw from the property.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The tastefully presented accommodation is offered to the market in true move-in condition, having been sympathetically upgraded with a stylish, neutral interior throughout, undoubtedly appealing to the first time buyer, professionals or investor. Benefiting from replastering work and decoration, new flooring together with a contemporary kitchen and bathroom, this is a must see to be fully appreciated. Access is via a secure entryphone system into the communal stairwell, with Flat 2 located on the 1st floor and comprising; entrance hallway with useful utility cupboard. There is a spacious and elegant sitting room with space for dining table/chairs and features cornice work, ceiling rose and fireplace incorporating the wood burner. Opening from the sittingroom is the contemporary integrated kitchen, fitted with a range of modern wall and base units with built-in gas hob, electric oven, hood and integrated fridge. A lovely, well proportioned double bedroom lies adjacent to the main reception room, with excellent storage provisions including walk-in wardrobe and large store room with window, lending itself as an ideal study space. Finally, the stylish bathroom with window, comprises of a white three piece suite with tiled-effect splashback and shower unit over bath. Further benefits include gas central heating with combi boiler and sash & case double glazing.



Extras

The fitted floor coverings and light fittings will be included in the sale together with the built-in gas hob, electric oven, hood, integrated fridge and free standing washing machine.

Communal garden

There is a communal garden located to the rear of the building and for the car owner, permit and metered parking is available within the vicinity.

Viewing

By appointment with Neilsons on 0131 625 2222.





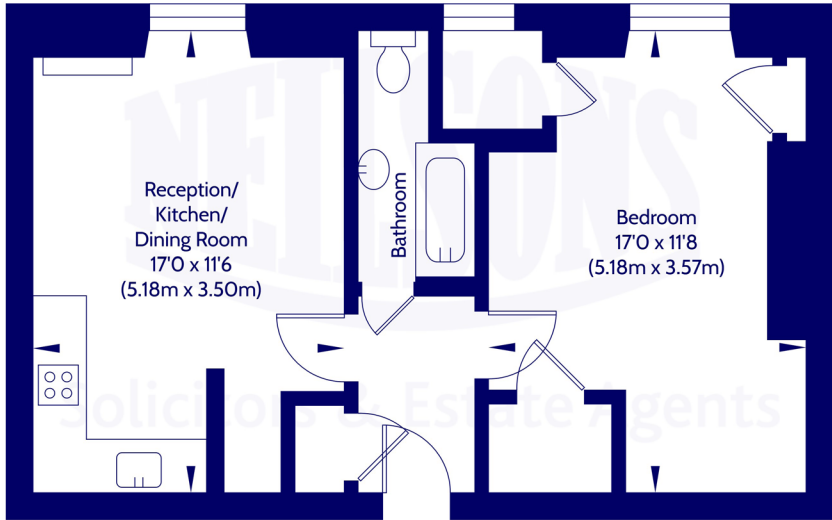
Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of notable specialist shops, cafes, restaurants and bars on Leith Walk, named as one of the world's top five coolest neighbourhoods by Time Out. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and beyond providing approx. thirty minute travel times to Edinburgh airport and five minute travel times to the waterfront and city-centre respectively. The City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 44 Sq M / 471 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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