



Bright

Two bedroom, second floor flat



The property for sale is an exceptionally bright, two-bedroom, second-floor, flat with well-proportioned rooms throughout and off-street parking. It benefits from a great location, near Ocean Terminal and the vibrant waterfront at Newhaven in Leith. It comprises entrance hallway, spacious living/dining room, with open views, modern fitted kitchen, two double bedrooms and a bathroom with electric shower. It benefits from electric heating and has ample built-in storage throughout. In addition, there is a secure entry system and off-street residential parking located to the rear. The property will be appreciated by many types of buyers including first time purchaser as it offers potential for those wanting the opportunity to decorate and update as they wish.

Key Features

- Communal entrance
- Hall
- Living/dining room
- Kitchen
- Two double bedrooms with storage
- Bathroom
- Double glazing
- Electric heating
- Off-street residents 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 as 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 fitted floor coverings, curtains, blinds, light fittings, electric oven and hob, fridge freezer and automatic washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

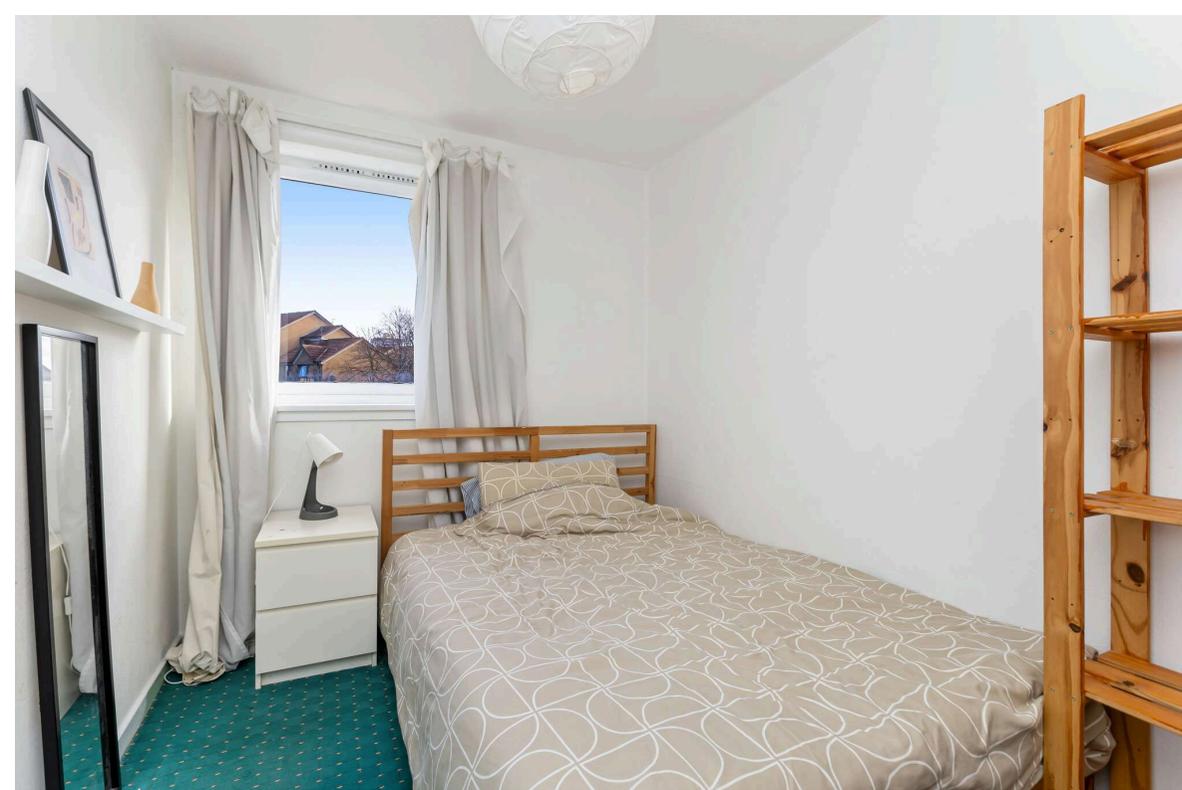
£175,000

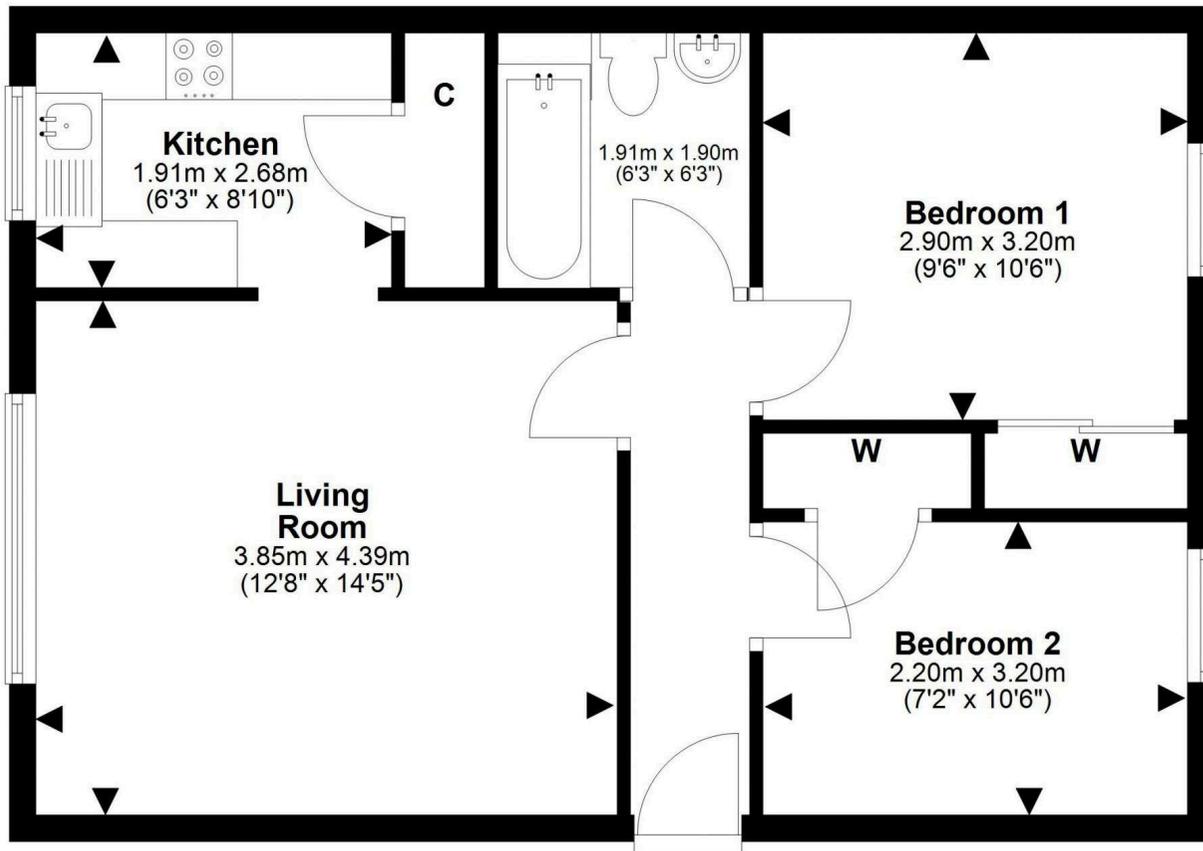
EPC Rating

C

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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