



10-8 Crighton Place
Leith Walk
Edinburgh
EH7 4NZ



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Collectables

AROS BARBERS

NÓTT

GREET THE GREEK
GRILL HOUSE

THE LEITH WALK GALLERY

THE LEITH WALK GALLERY

CRIGHTON PHARMACY

EDINBURGH MEDICAL





Stylish and spacious double upper flat set within the popular Leith district on the north east side of the City. The property is well placed for access to a wide range of local amenities, in addition to a selection of popular restaurants, bistros and bars. An array of local shops including Lidl on Easter Road itself, and a Tesco Superstore on Duke Street, cater for every day needs, whilst the vibrant Shore area, Ocean Terminal, Meadowbank Retail Park and Saint James Quarter offer more extensive facilities.

The wide open spaces of Leith Links, Lochend Park, Holyrood Park and Calton Hill are ideal for pleasant walks. It is also worth noting the close proximity to the Scottish Parliament and Palace at Holyrood situated next to the famous Arthur's Seat and Royal Mile.



Good schooling at all levels is provided locally and there is easy access to Edinburgh's universities. The property is well placed for bus links into the city centre, surrounding areas and the airport. The City Bypass can be easily reached by car, with quick access to East Lothian and also the main motorway networks, Edinburgh Airport and The Forth Road Bridge. For the commuter, Waverly Train station is within walking distance and there are tram stops conveniently placed on Leith walk.

Internally the property is in good decorative order throughout with attractive features including stripped and varnished wooden floors. The property also benefits from gas central heating and double glazing.



PROPERTY DETAILS

- Welcoming entrance Hall. Built in cupboard. Entryphone handset. Mirror with coat hooks.
- Bright and spacious Lounge with window to front. Feature fireplace. Shelved recess. Decorative cornice and ceiling rose.
- Fully fitted Dining Kitchen with matching wall and base units. The range cooker is included in the sale together with the fridge/freezer. Ample work surfaces with Belfast sink and tiled splashback. Window to front. Cupboard housing boiler. Space for dining table and chairs.
- Double Bedroom with window to front. The wardrobes are included in the sale.
- Utility Room with stainless steel sink with drainer. The washing machine is included in the sale. Clothes pulley.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Extractor. Tiled floor.

Upper Floor

- Hall with built in storage cupboard.
- Double Bedroom with Velux window to front. Feature fireplace. The wardrobes are included in the sale. Access to extensive eaves storage space.
- Double Bedroom with Velux window to front. Access to extensive eaves storage space.
- Family Bathroom with white three-piece suite comprising double ended bath, wash hand basin and WC. Shower compartment with mixer shower. Mirrored bathroom cabinet. Shaver point. Velux window.



Viewing by appointment on 0131 524 3800







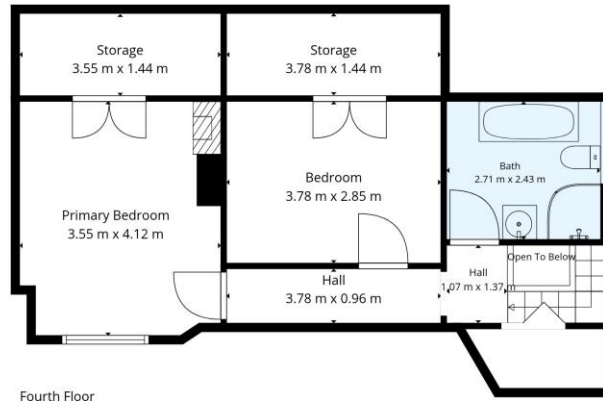




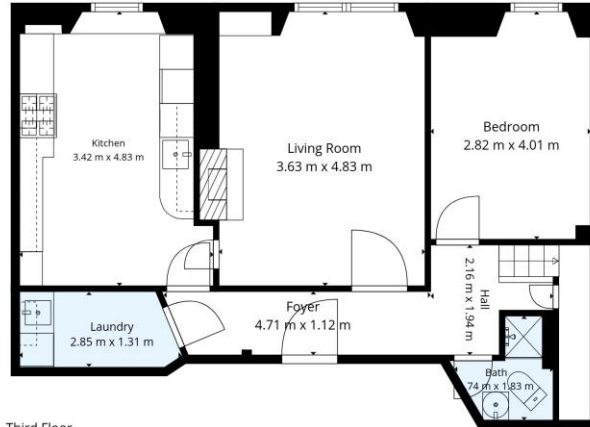
External

There is a large communal garden to the rear of the property with a lovely array of established plants, shrubs and trees,

Resident permit parking is available on application to the City of Edinburgh Council.



Fourth Floor



Third Floor

Total: 97 m2

Third Floor: 64 M2, Fourth Floor: 33 m2

Excluded Areas: Low Ceiling: 21 M2, Open To Below: 1 M2, Walls: 10 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

Energy Efficiency Rating: D
Council Tax Band: D

