

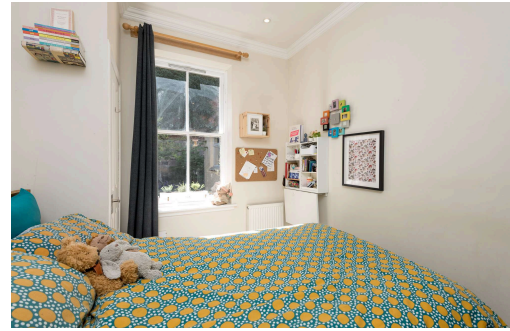
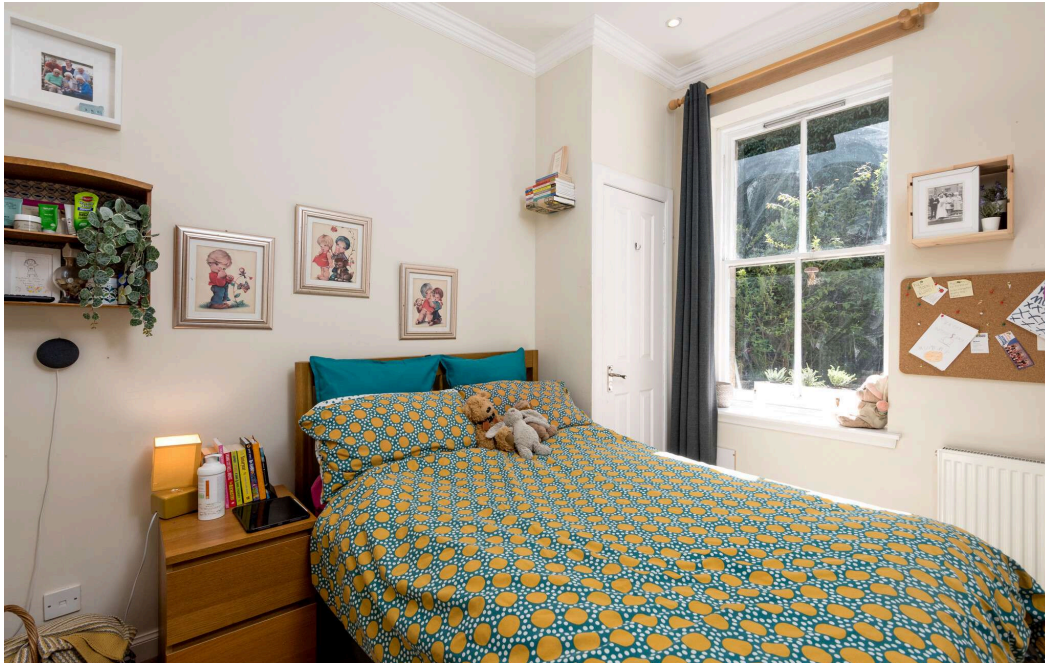
**8/1 Seafield Road**  
**Edinburgh, EH6 7LD**

**A**

*"8/1 Seafield Road is a bright and spacious ground floor flat and situated within a couple minute's walk of Leith Links"*

- HALL
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DRIVEWAY
- FRONT & PRIVATE REAR GARDENS
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





## LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops.

The nearby Ocean Terminal has an excellent range of shops, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia. Further shopping can be carried out in the neighbouring Leith, Meadowbank and Portobello areas.

The sports minded will appreciate the wide variety of recreational facilities including, Victoria Baths and Fitness Centre, Meadowbank Sports Centre, two local outdoor bowling clubs, Leith Franklin Cricket Club and the well known Leith Links where many sporting activities take place.

Leith Links itself also provides a lovely environment to walk, take children to the play park or to take dog/s for exercise which could lead onto the recently upgraded walkway with exits at Pirniefield, the Findlay's, Restalrig Road, Lochend Road or Easter Road.

Education is well served locally from nursery, primary and secondary schooling. Edinburgh College and Queen Margaret University campus are all easily reached.

The property is ideally placed for those working within the city centre and has an excellent public transport service. A short drive away allows access onto the beginning of the A1 from where the city bypass and other areas can be reached.

## DESCRIPTION

8/1 Seafield Road is a bright and spacious ground floor flat and situated within a couple minute's walk of Leith Links.

The accommodation comprises: communal entrance with only 2 other properties; hall; stylish living room / kitchen with new integrated appliances and patio doors leading to rear garden; double bedroom 1; double bedroom 2 and contemporary shower room. The property benefits from gas central heating; enclosed private rear garden laid to lawn with decking area; driveway for off-street parking; excellent local amenities; regular transport links and easy access to A1.

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

## EPC RATING

The energy efficiency rating for this property is band D

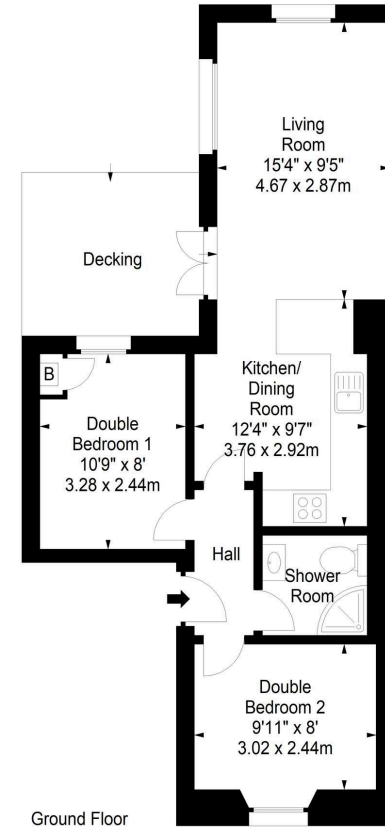
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Seafield Road,  
Edinburgh, EH6 7LD



Approx. Gross Internal Area  
500 Sq Ft - 46.45 Sq M  
For identification only. Not to scale.  
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Ground Floor

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