



DESCRIPTION

A fantastic opportunity to acquire a spacious and versatile four-bedroom townhouse, ideally located on Bangor Road in the highly sought-after Leith area of Edinburgh. Offering flexible living across three levels, this well-proportioned home is perfectly suited to a variety of buyers, including growing families and those seeking adaptable accommodation.

The property features a welcoming reception room, providing an excellent space for both relaxing and entertaining.

The layout is thoughtfully designed, with one of the four bedrooms conveniently located on the ground floor alongside a WC, making it ideal for guests, home working, or multi-generational living.

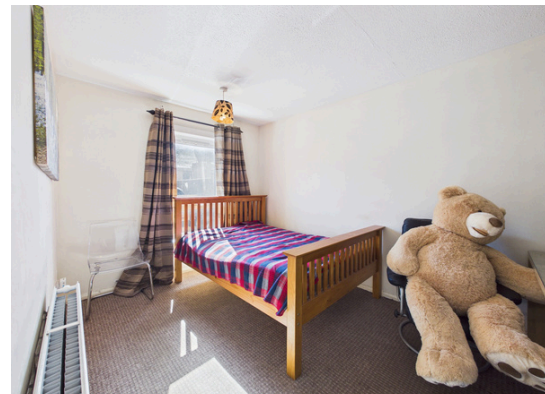
Upstairs, the remaining bedrooms are generously sized, with the property benefiting a further bathroom, ensuring comfort and practicality for busy households.

Externally, the home enjoys a private rear garden, offering a peaceful outdoor space perfect for enjoying the warmer months, dining al fresco, or providing a safe area for children to play.

This is a rare opportunity to secure a substantial home within a vibrant and desirable location, combining space, flexibility, and excellent local amenities right on your doorstep.

- Four well-proportioned bedrooms
- Two bathrooms for added convenience
- Flexible living accommodation over three levels
- Ground floor bedroom
- Ground floor WC
- Spacious reception room
- Private rear garden
- Excellent storage throughout
- Sought-after Leith location
- Close to local amenities and transport links

To view, please contact Gibson Estate Agents.



LOCATION

Located in the vibrant and ever-popular Leith district of Edinburgh, Bangor Road offers a fantastic blend of city living and coastal charm. The area has a strong community feel and provides a wide range of everyday amenities including local shops, cafés, bars, and well-regarded restaurants, all within easy reach. Residents benefit from excellent transport links, with regular bus services providing quick and easy access into Edinburgh city centre, while the nearby tram line offers convenient connections across the capital and to Edinburgh Airport. This makes the area particularly appealing for commuters and those looking to enjoy city living with added convenience.

Leith is rich in character and history, with the popular Shore area close by, offering a picturesque waterfront setting perfect for dining and socialising. The area also boasts access to green spaces such as Leith Links and the Water of Leith Walkway, ideal for scenic walks and outdoor pursuits. A wider range of amenities can be found in Edinburgh city centre, including high street shopping, cultural attractions, and leisure facilities, ensuring all everyday needs are well catered for.

