



RALPH SAYER
SOLICITORS & ESTATE AGENTS

20/11 Margaret Thomson Crescent

Leith, Edinburgh, EH6 7FD

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Set in sought-after central Leith, this ultra-stylish, contemporary fourth-floor apartment offers city living at its best. The home comes with private residents' parking and access to a sunny roof-terrace and garden grounds. Inside you will find tasteful interior design coupled with natural light. The heart of the home is an open plan reception room zoned for cooking, dining and relaxing. Behind the sleek façade the kitchen hides a full range of integrated appliances. The striking double bedroom benefits from mirrored wardrobes, whilst the bathroom comes with a modern suite. Built to modern standards and fitted with gas central heating, double glazing, Vent-Axia air-filtration system and engineered oak flooring. Extras: Fitted floor coverings, light fittings, the integrated appliances are included in the sale. Factor: James Gibb, approx. £83.

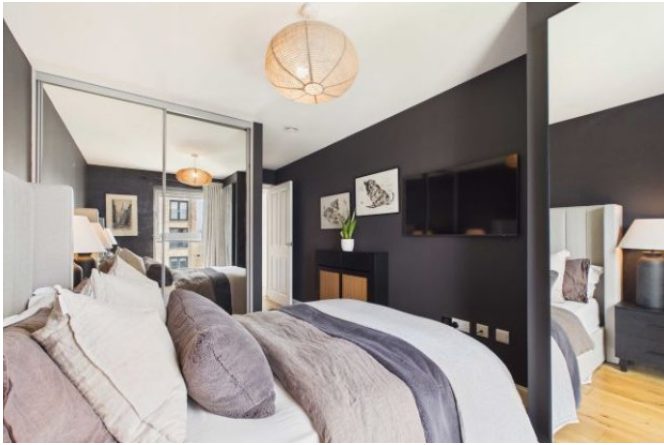
Features

- Contemporary fourth-floor apartment in central Leith
- Merchant Quay development, beside the tram
- Secure entry system and lift service
- Welcoming entrance hall with built-in storage
- Bright south- and west-facing dual-aspect windows
- Open plan living/dining room (with Juliet balcony) and stylish, fully integrated kitchen
- Attractive double bedroom with fitted wardrobes
- Contemporary bathroom with a shower-over-bath
- Access to a sunny, south-facing roof terrace and communal garden grounds
- Private residents' parking and bike store
- Vent-Axia air-filtration system and engineered oak flooring
- Gas central heating and double glazing



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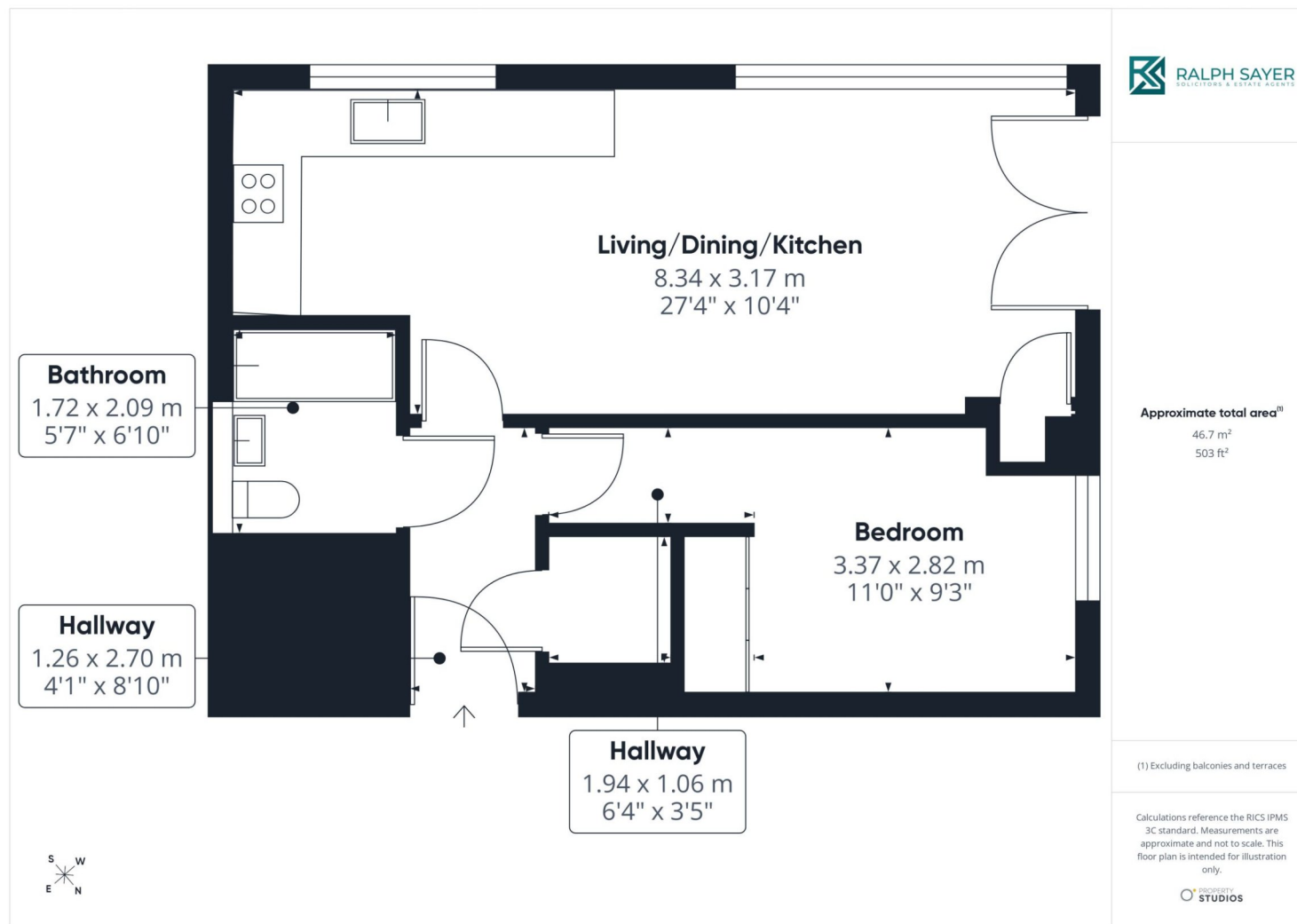


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:
C

EPC Band:
B

Home Report Value:
£245000