










Offers Over
£240,000

90/10 Iona Street

Leith | Edinburgh | EH6 8RW

Attractive and charming two-bedroom second floor flat forming part of a traditional tenement in the heart of vibrant Leith. With a vast range of excellent amenities, cafés, restaurants, and superb transport links all within easy reach, the property is sure to appeal to couples, professionals, and first-time buyers alike.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band – C
-  Council Tax Band - C



Description

The accommodation begins with an inviting entrance hallway featuring a handy in-built storage cupboard. The open plan lounge/kitchen/diner is a bright and spacious room enhanced by twin windows, elegant corning, a decorative fireplace creating a lovely focal point, and a traditional shelved Edinburgh press cupboard. The kitchen area is well appointed with a range of integrated white goods, mood-setting under-unit lighting, and partial tiling in splash areas for easy upkeep. Bedroom one is a generous double room benefitting from excellent built-in storage provisions, including a utility cupboard, whilst offering ample room for freestanding furniture and flexible layouts. Bedroom two is another comfortable double enjoying a quiet rear-facing aspect and offering flexible use as a guest bedroom, nursery, or home office. Completing the accommodation is the smartly finished bathroom fitted with a shower over bath, heated towel rail, and partial tiling.



Further benefits include gas central heating, double glazing, and secure door entry system.

Gardens & Parking

Externally, residents can enjoy access to a shared rear garden, while permit and metered on-street parking is available for both residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, and fridge-freezer, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



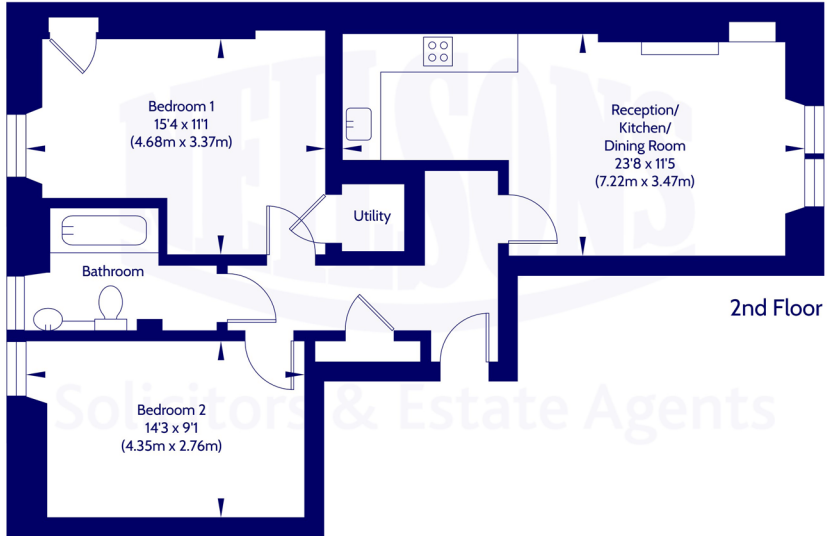


Location

The property is in the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentiny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.



Approx. Gross Internal Floor Area 63 Sq M / 677 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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