

COULTERS[©]

24 SOUTH CARRON CRESCENT

LEITH, EDINBURGH, EH6 7FX

 3 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a popular modern development in the heart of Leith, this impressive three-storey townhouse offers spacious and contemporary accommodation with excellent natural light throughout.

The entrance level features a bright reception hall with built-in storage and leads through to a superb open-plan living space incorporating the kitchen and dining area, currently arranged to suit the owners' lifestyle.



KEY FEATURES



A beautifully presented townhouse set over three levels.



Three double bedrooms, one with ensuite.



Open plan kitchen/dining/living room and further sitting room.



Private south-east facing garden.



Private residents parking.



Lovely location on the edge of Leith Links.



EPC Rating - B



Council Tax Band - F



Occupying the first floor is a generous formal sitting room with a Juliette balcony, providing an attractive outlook and creating a bright and airy feel. The principal bedroom is also situated on this level and benefits from a Juliette balcony, walk-in dressing area and a stylish en-suite shower room.

Offering excellent versatility, this generous room could equally accommodate a comfortable lounge area if desired, making it ideal for both everyday living and entertaining. French doors provide direct access to the rear garden, allowing for plenty of natural light throughout the space. A useful guest WC and additional storage are also located on this floor.

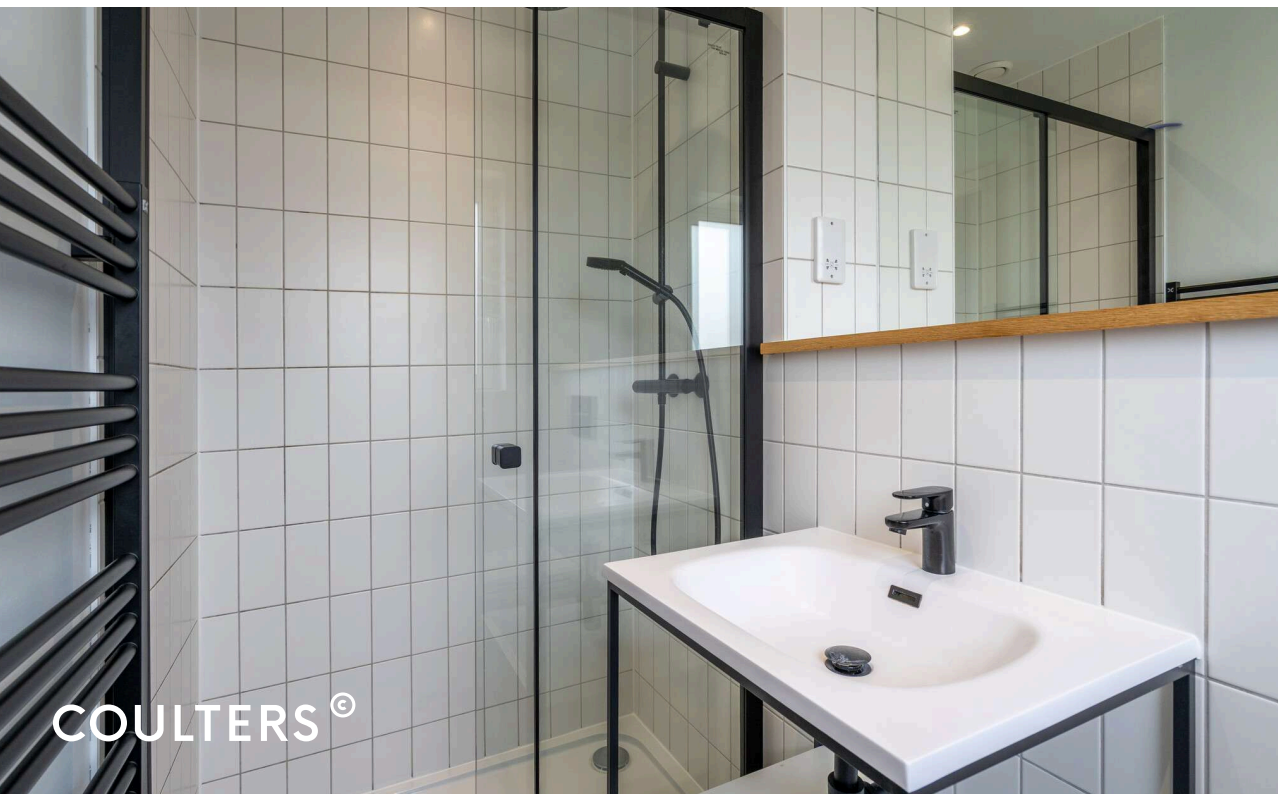


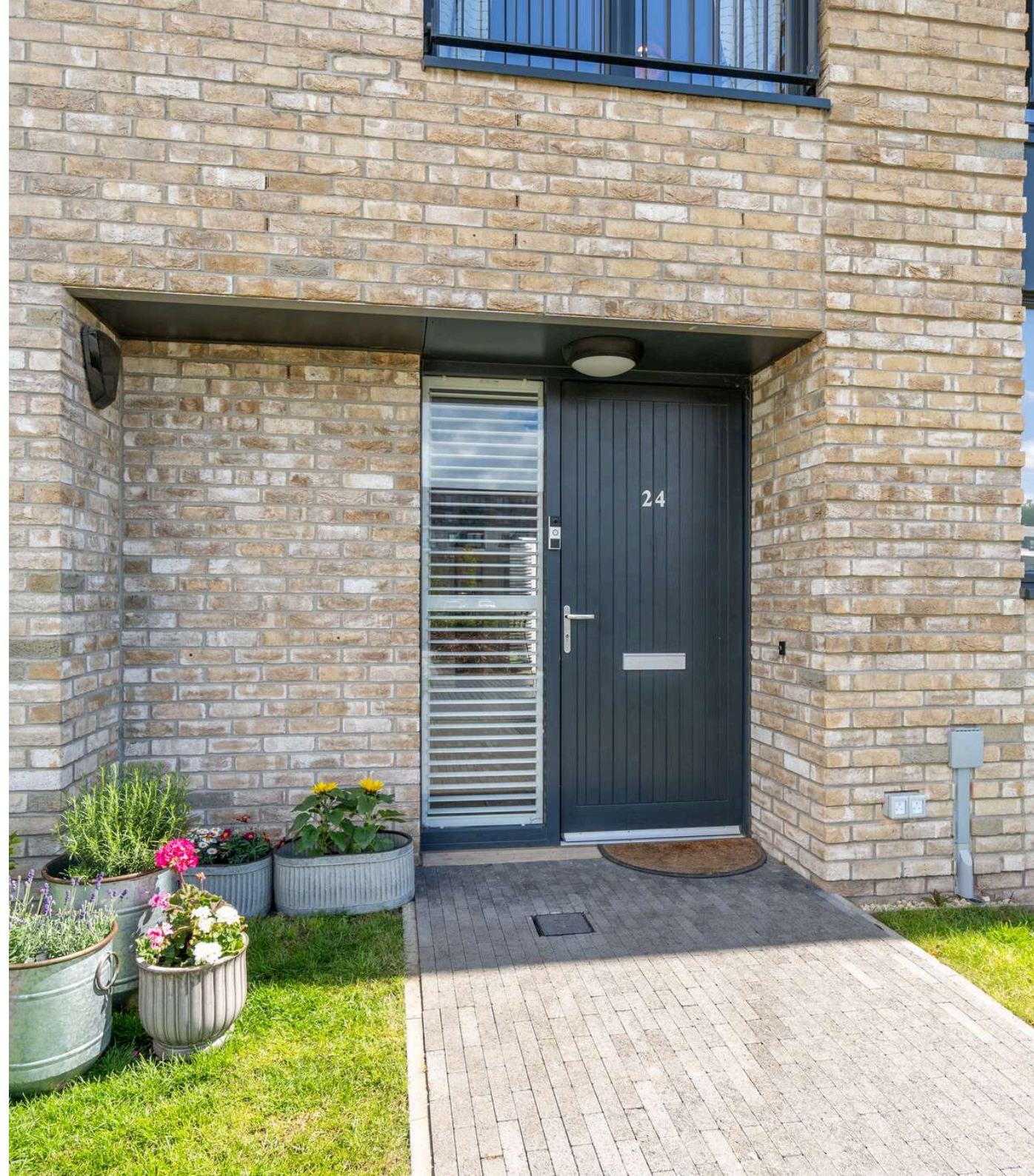
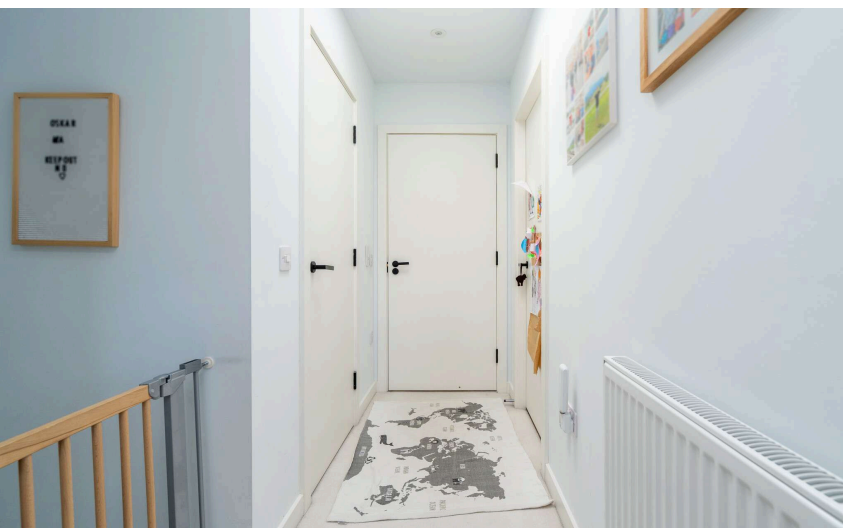


MORE INFORMATION

The top floor comprises two further spacious double bedrooms, both complete with fitted wardrobes, along with a contemporary family bathroom and further hallway storage.

Externally, the property enjoys private residents parking and a private rear garden with a desirable south-east-facing aspect. The garden has been neatly landscaped and includes a paved seating area ideal for outdoor entertaining. The property also benefits from gas central heating and double glazing.









THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular residential district of Edinburgh offering an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams.

Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars.

Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre and Waverly train station.

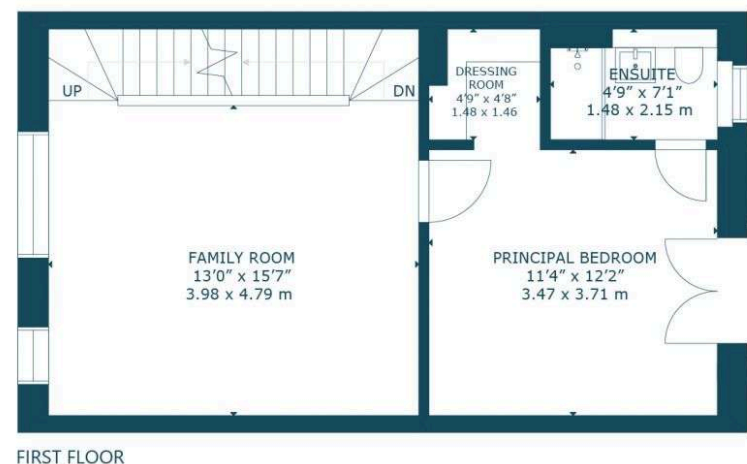
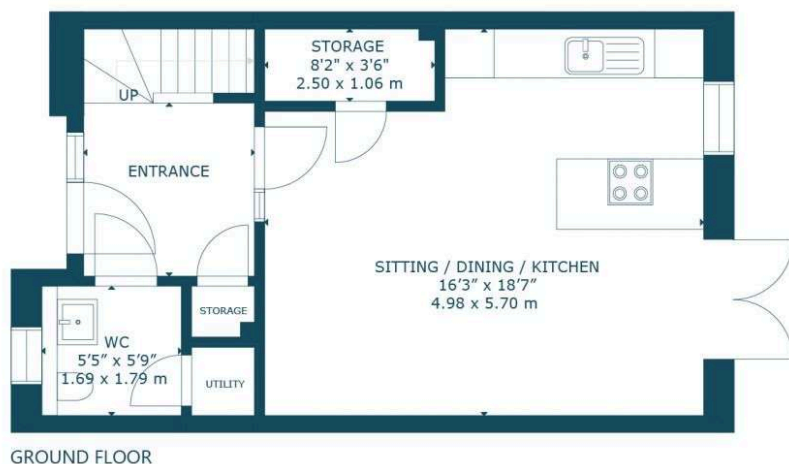
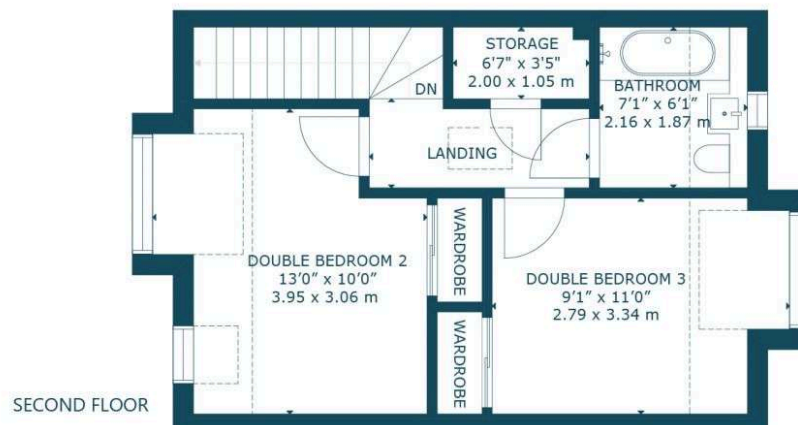
EXTRAS

All fitted flooring, blinds and integrated appliances are included in the sale price.



COULTERS ©

HOME REPORT VALUATION: £550,000



24 SOUTH CARRON CRESCENT, LEITH, EDINBURGH, EH6 7FX
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,318 SQ FT / 123 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.