



8/10 Constitution Street

Leith, EH6 7BT



EPC
B

AS Anderson
Strathern

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Property features

- Second floor flat
- Open plan living/kitchen
- Two double bedrooms
- Double glazing
- Electric heating
- Secure entry system
- Allocated parking space
- Communal gardens

This attractive second floor flat forms part of a modern, purpose built development and offers comfortable accommodation suited to a range of buyers. The property extends to approximately 67 square metres and is presented in good decorative order, with a practical layout that maximises both space and natural light.

The accommodation comprises an entrance hallway leading to an open plan living room and kitchen, creating a sociable and flexible living space that can readily accommodate dining or home working arrangements. There are two bedrooms, including a principal bedroom with en suite shower room, while the second bedroom provides an ideal guest room, office, or study, depending on individual requirements. A separate bathroom completes the internal layout.

Externally, there are well maintained communal areas, a secure entry system, lift access, and residents' parking, including an allocated space.

Overall, this is a bright and easily managed modern flat, offering flexible accommodation, practical features, and a layout that will appeal to a wide range of buyers, further enhanced by excellent tram links.

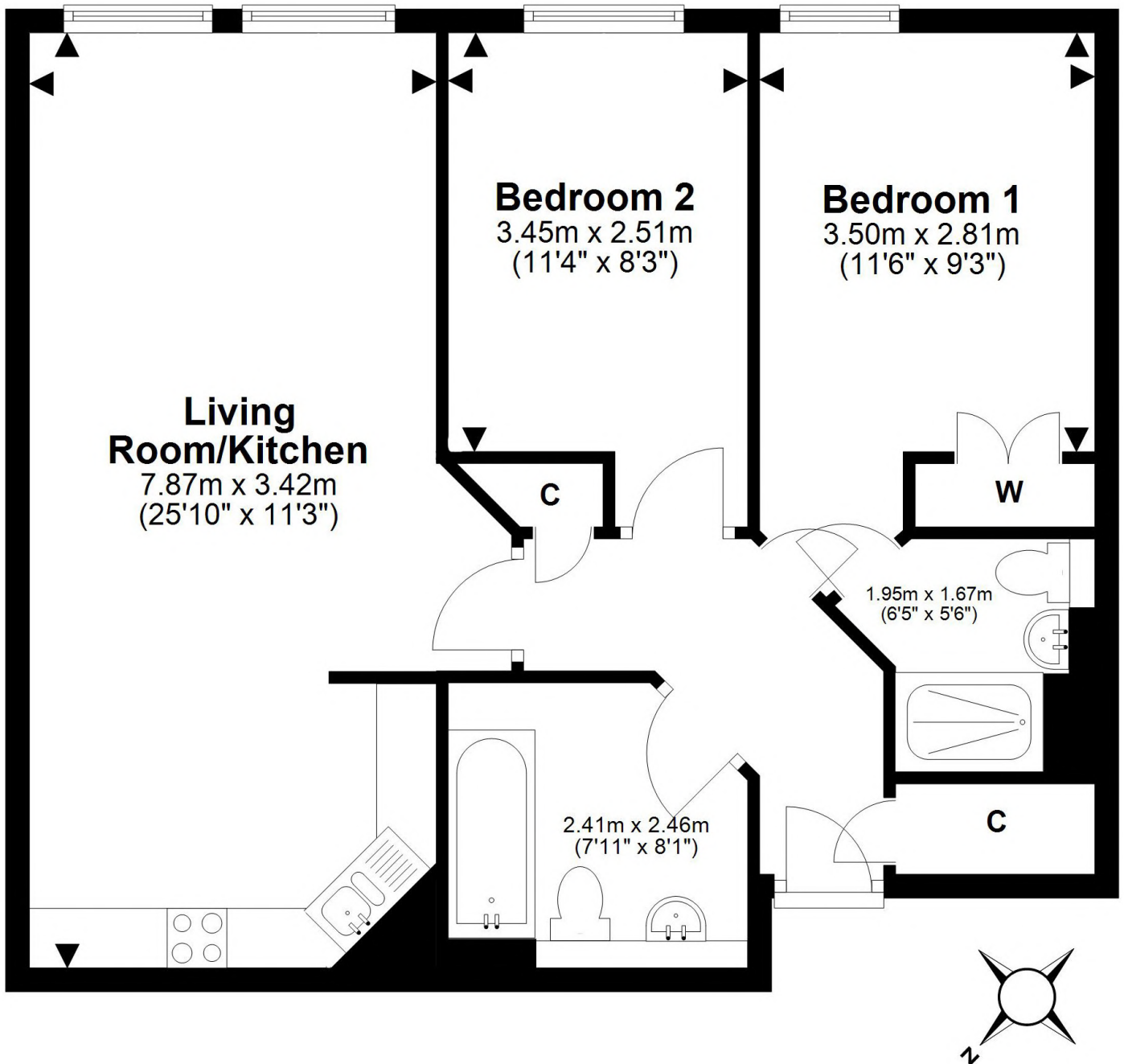






Location

Leith is a buzzing port district, home to hip creatives and long-time locals. Waterfront seafood bistros and traditional pubs dot the Shore area. It is an area renowned for its ancient architecture and cultural heritage and today it is home to the Scottish Executive and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area, further amenities are easily accessible at The Shore and Ocean Terminal which are a short distance away where there is a range of quality restaurants, bars and a multiplex cinema complex. Efficient trams and bus services run to and from the city centre and there are good road links to all major motorway networks.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures.

Council Tax band D

The building is factored by Ross & Liddell at an approximate cost of £20 per month, which includes stair cleaning, maintenance of communal grounds and communal electricity. Owners may also be liable for a share of additional costs in respect of major repairs as required.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. 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 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. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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