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Offers Over  
**£215,000**

## 51/2 Iona Street

Leith | Edinburgh | EH6 8SR

Charming, this two-bedroom first floor flat forms part of a handsome traditional tenement in the heart of Leith. Ideally positioned close to fantastic local amenities and excellent transport links, including nearby Leith Walk, the property is presented in excellent order and will undoubtedly appeal to first-time buyers and professionals.

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



## Description

The accommodation opens with an inviting entrance hallway. The stylish open-plan lounge/kitchen/diner is a bright and sociable space, fitted with a range of integrated and freestanding white goods. It benefits from partial tiling in splash areas, a traditional shelved Edinburgh press cupboard, and a large pantry/utility cupboard, providing excellent storage. The principal bedroom is a comfortable double, enhanced by twin windows and attractive cornicing, and offers ample space for freestanding furniture. The second bedroom is a versatile single room, currently arranged with a mezzanine bed allowing for study space below – ideal for flexible use as a home office, guest room, or additional bedroom. The bathroom is finished to a modern standard, featuring partial tiling, a rainfall shower over bath, heated towel rail, and tiled flooring.

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



## Gardens & Parking

Externally, the property benefits from a gorgeous, shared residents' garden to the rear – rich with mature plants and trees – creating a peaceful, secluded retreat away from the bustle of city living. On-street permit and metered parking is available for both residents and visitors.

## Extras

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

## Viewing

By appointment through Neilsons 0131 625 2222.





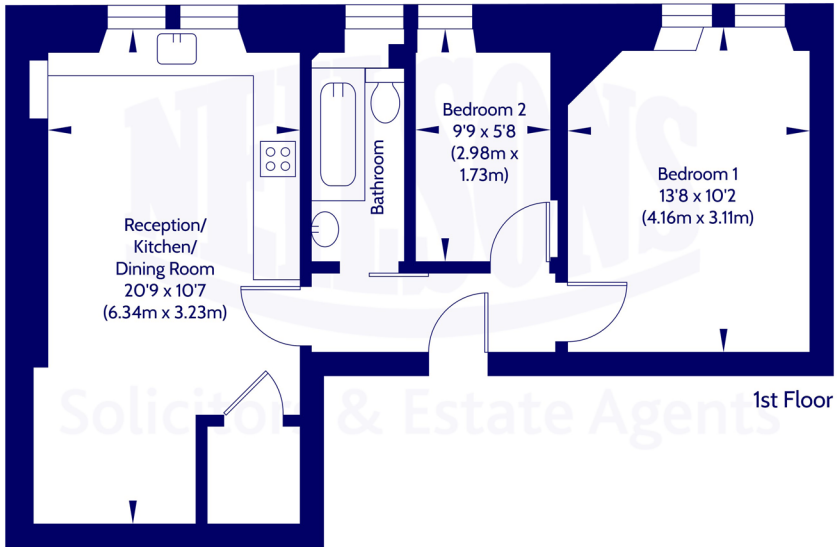
## Location

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 Craigenlinny 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 47 Sq M / 503 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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- [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.
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