

**1 Somerset Place
Edinburgh EH6 8AG**

Offers Over £385,000

- Large living room featuring working fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob, electric oven and appliances included in sale
- Three double bedrooms
- Study
- Bathroom fitted with four-piece suite and mains walk in shower
- Gas central heating and double glazing
- Private front garden with decked area and garden shed
- On-street parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



2



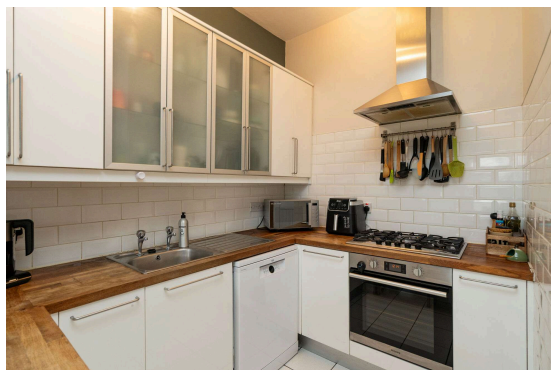
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EPC D



Double Upper Flat

1 Somerset Place is a beautifully presented upper three-bedroom flat in true turnkey condition. Situated in the sought-after Leith Links area, the property is full of character and offers superb living space for both couples and families. Early viewing is highly recommended to avoid disappointment.

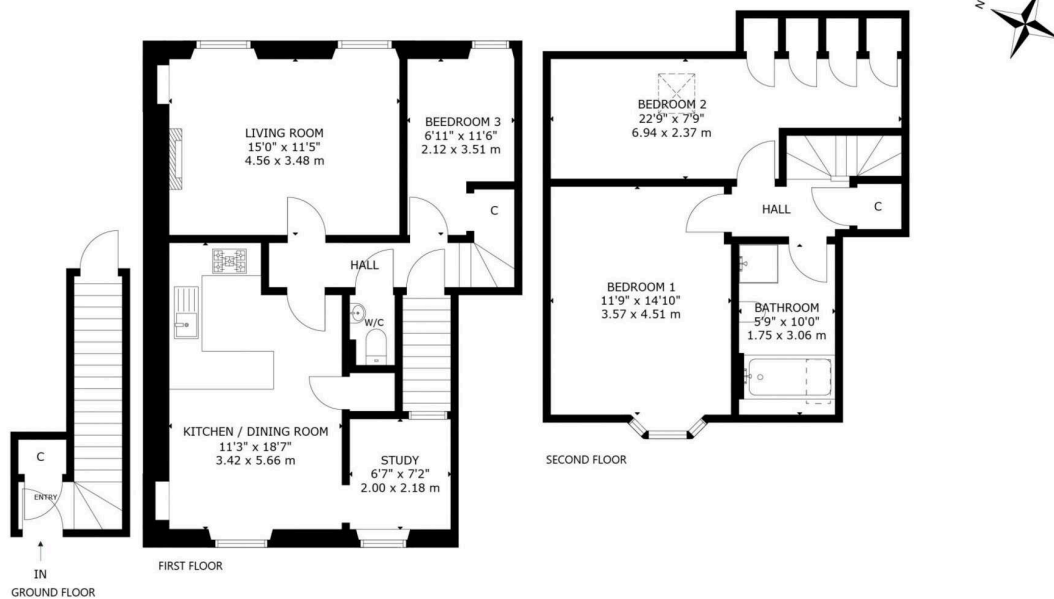
The accommodation comprises a superb living room featuring a working fireplace and original shutters, making it the perfect space to unwind with friends and family. The kitchen diner is fitted with a range of floor and wall-mounted units, a gas hob, electric oven, and white goods, all of which are included in the sale. A large pantry cupboard offers plenty of useful storage, with a study area off the kitchen—ideal for home working. There are three generous double bedrooms, all benefiting from useful storage spaces. The fully tiled bathroom is fitted with a four-piece suite and features a large mains walk-in shower. The property also benefits from gas central heating, double glazing throughout for maximum efficiency, and a fully floored attic providing additional storage space. Externally, there is a private front garden with a decked area, perfect for summer barbecues, along with a useful garden shed and a large store cupboard. Free on-street parking is readily available.

The property is situated less than a mile from the fashionable Shore district with its fine selection of Michelin-starred restaurants all within an easy 10 minute walk, and a little further beyond, Ocean Terminal, which offers a multi-screen cinema, gym, spa, and a wide choice of high-street retailers. Leith Walk, Easter Road, and Great Junction Street all lie around half a mile from the property, offering a wealth of restaurants, cafés, bars, public transport, and a good variety of local shopping, plus large supermarket chains and the city centre and beyond are now easily accessible via the new tram service which is a five minute walk from the property to the nearest stop. The open parklands of Leith Links, one of Edinburgh's larger green spaces, are on the doorstep, as is Seafield Recreation Ground and Craigentinny Golf Course and local tennis courts.

Viewing by appointment on 0131 337 1800







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