



RALPH SAYER
SOLICITORS & ESTATE AGENTS

24 Bathfield

Leith, Edinburgh, EH6 4EB

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This stylish one-bedroom, main-door flat enjoys a desirable Leith location, close to tram links, local shopping, the waterfront, and the Water of Leith Walkway and cycle path. Its bright neutral interiors include a west-facing living /dining room with elegant period ceiling details, a sleek contemporary kitchen, and a spacious double bedroom with excellent fitted storage and direct access to the communal rear garden. A modern shower room and separate WC complete the accommodation, while on-street parking is regulated under Controlled Parking Zone N8.

Extras: All fitted carpets and fitted floor coverings, light fixtures and fittings, window coverings, and white goods are included in the sale. Please note, all furniture can be made available by separate negotiation.



Property Summary

- Desirable Leith location close to the waterfront and Water of Leith
- Leafy parkland and tram links on the doorstep
- Bright ground-floor flat with a private main-door entrance
- Practical entrance vestibule
- West-facing living/dining room with period ceiling details
- Sleek contemporary kitchen (with appliances included)
- Spacious rear-facing double bedroom with excellent fitted storage
- Modern shower room with rainfall shower and vanity basin
- Convenient separate WC
- Direct bedroom access to the communal rear garden
- Regulated on-street parking (CPZ N8)
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £190,000







West-facing
living/dining room with
period ceiling details







Spacious rear-facing double
bedroom with excellent
fitted storage





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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

