



Flat 4, 16 Margaret Thomson Crescent, Edinburgh, EH6 7FD



Welcome

Welcome to Margaret Thomson Crescent, this beautifully presented two-bedroom first-floor apartment forms part of a modern, professionally factored residential development in the popular Leith area of Edinburgh, close to many local amenities and swift transport links. Finished to an exceptional standard throughout, the property offers bright, well-proportioned accommodation with contemporary décor, quality fixtures and fittings, and an abundance of natural light. It is ideally suited to first-time buyers, young professionals, downsizers and buy-to-let investors seeking a stylish home in a highly desirable location. Presented to the market in excellent order, we would recommend an early viewing.

- Reception hallway, useful utility cupboard
- Open plan living dining and kitchen
- Fully fitted kitchen
- Two bedrooms one with en-suite and balcony access
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Residents and visitors parking
- Communal gardens





Leith

One of Edinburgh's most fashionable and sought-after districts, Leith is renowned for its eclectic mix of independent shops, artisan cafés, stylish bars and award-winning restaurants. From casual waterfront dining to Michelin-starred experiences, residents are truly spoilt for choice. The Shore's picturesque waterfront provides the perfect backdrop for a leisurely stroll, while the area's thriving social scene ensures there's always something new to discover. For everyday convenience, there is an excellent selection of supermarkets, local amenities and leisure facilities nearby. The recently extended tram network stops virtually on the doorstep, providing swift and direct access to Edinburgh city centre, Edinburgh Airport and beyond. Regular bus services and nearby cycle routes further enhance connectivity. Combining a peaceful courtyard location with immediate access to one of Edinburgh's most vibrant neighbourhoods, this property offers the best of both worlds

Agent Notes

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. The development is factored by James Gibb with an approximate annual fee of £750.00 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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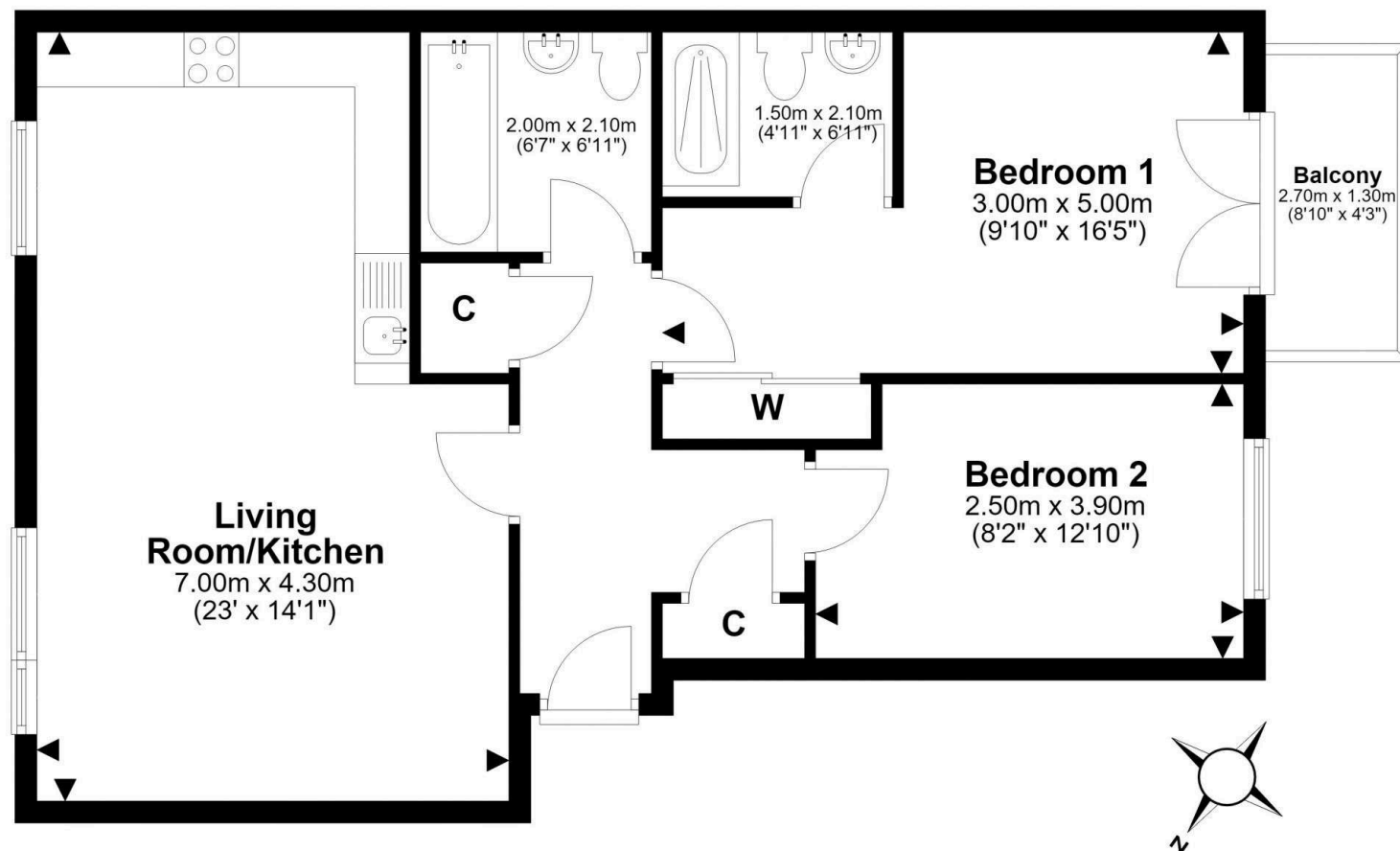
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.