


COULTERS[©]

4 PROSPECT BANK TERRACE

LEITH, EDINBURGH, EH6 7PU

 3 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This very stylish, bright and spacious upper villa is set within a peaceful cul-de-sac location, offering an ideal home for a range of buyers. The property boasts a wonderfully generous sitting room featuring a large bay window which floods the space with natural light, alongside ample dining space and charming original features including an Edinburgh press and attractive feature fireplace.



KEY FEATURES



Exceptionally presented upper villa position on quiet cul-de-sac.



Three spacious double bedrooms.



Private south-east facing rear garden.



Unrestricted on-street parking.



Within a short walk of Leith Links.



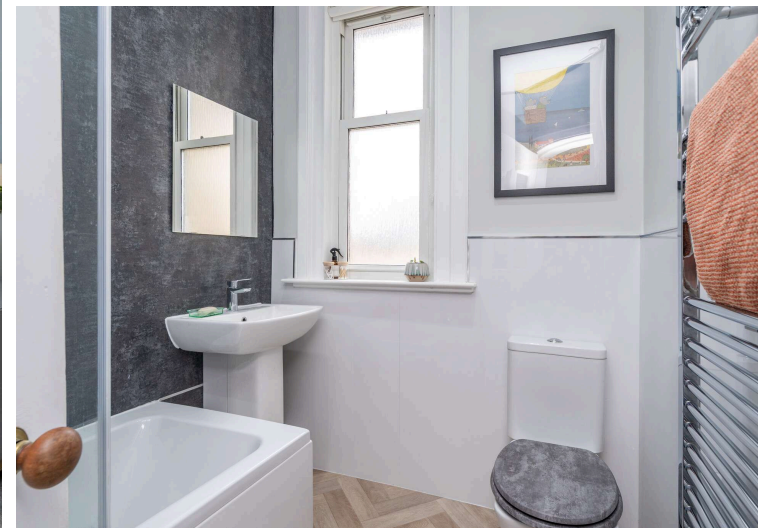
A large loft for potential conversion.



EPC Rating - C



Council Tax Band - E



The modern kitchen has been thoughtfully designed with excellent storage and extensive work surface space, making it both practical and appealing for everyday living. There are three extremely spacious bedrooms, all offering flexible accommodation and comfortable proportions. The contemporary bathroom is finished to a high standard and includes an overhead shower and chrome heated towel rail.

Further enhancing the property is a large attic space which presents excellent potential for extension or further development, subject to the necessary consents. Externally, the home benefits from a private south-east facing rear garden, perfect for enjoying sunny days, as well as unrestricted on-street parking for added convenience.





THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams.

Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Easter Road.

Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre, to Waverley train station and onwards to Edinburgh Airport.

EXTRAS

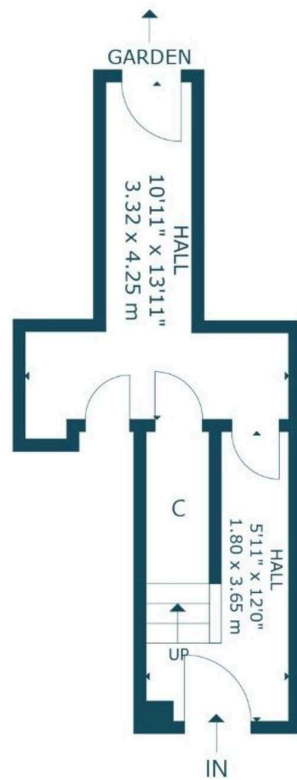
The curtains, light fittings, shelving, blinds, fitted floor coverings and integrated appliances are included in the sale price.



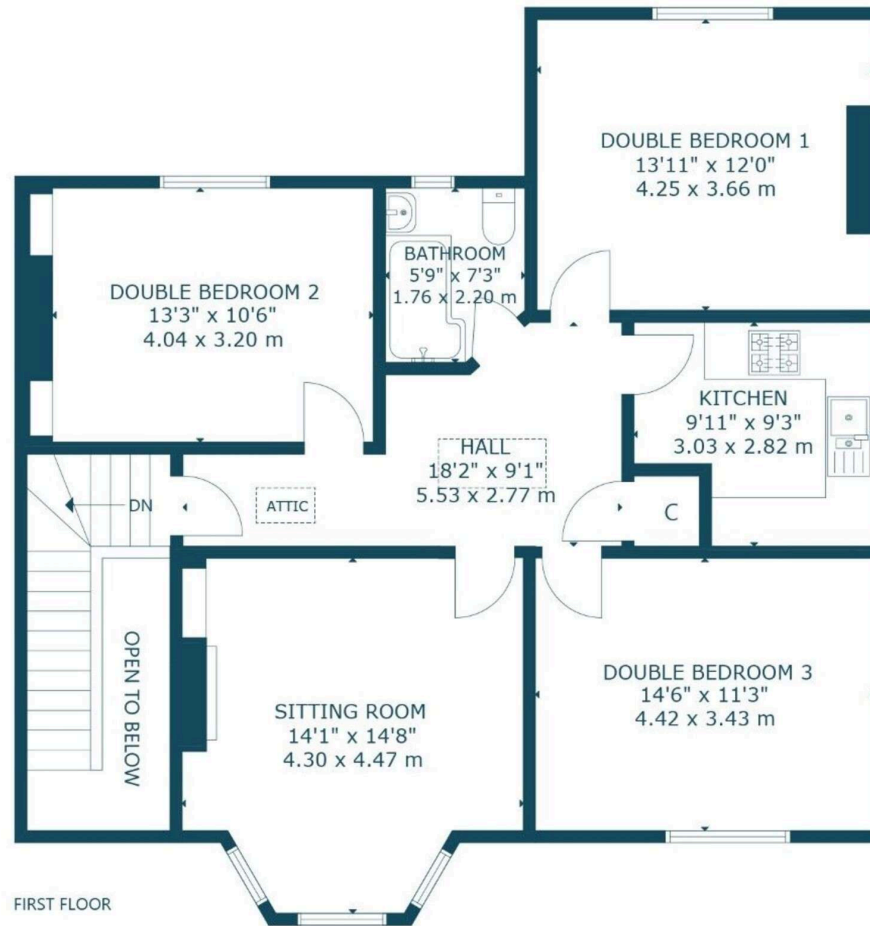
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HOME REPORT VALUATION: £370,000





GROUND FLOOR



FIRST FLOOR



4 PROSPECT BANK TERRACE, EDINBURGH, EH6 7PU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,033 SQ FT / 96 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.