



Leith

14/4 St. Clair Street
EH6 8LA



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EPC Rating

First Floor Flat - Buzzer 4

OFFERS OVER £210,000

- Entrance hall with built in storage
- Living room
- Kitchen with integrated appliances
- 2 double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Unrestricted on street parking
- Communal rear garden
- Excellent transport links



Viewings - by appointment call
Beveridge & Kellas on - 0131 554 6321

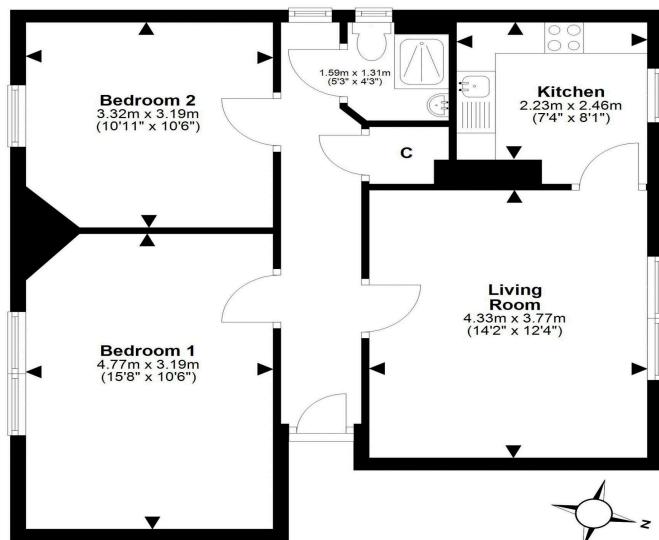






This well presented two bed roomed first floor flat is situated just off the ever-popular Easter Road and offers an abundance of local shops including a nearby Lidl and Tesco, bars, cafes and restaurants. The cosmopolitan Shore area in Leith offers a fine range of wine bars, bistros and restaurants. The Omni Centre and St James Quarter are also within easy reach and provides a range of recreational facilities including a multi-screen cinema, gym, bars and restaurants along with the Playhouse Theatre. An excellent choice of public transport is available the Trams running from Newhaven to Edinburgh International Airport.

Accessed via a secure shared stair, the property opens to a welcoming hallway with an Entryphone handset and a handy built in storage cupboard. To the front of the flat is a bright living room featuring twin windows, electric powered fireplace within a surround, and the kitchen off. The front facing kitchen features base and wall units along with several integrated appliance including an oven with gas hob, undercounter fridge, dishwasher and washing machine. To the rear of the flat are two good sized double bedrooms. Completing the accommodation is a shower room which comprises of a WC, wash hand basin within a vanity unit, mains powered shower, and a heated towel rail.



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.

Additional benefits include gas central heating, double glazing, communal rear garden and unrestricted on street parking.

EXTRAS

All aforementioned white goods, floor coverings, any curtains/blinds, light, and furniture to be included (no warranties to be given). Sofas in living room not included.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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