





18/3 Madeira Street

EDINBURGH, EH6 4AL

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a Post Office. A few minutes walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

Leith is an established, independent community and well connected to the city centre. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and choice of dentists.

The property is located on the first floor of a modern well-maintained block.

The entrance hallway provides access to all rooms. Two good sized bedrooms, both with built-in wardrobes and wooden floors. A great sized bathroom with white three piece suite, electric shower over the bath and a chrome towel radiator. The living room is bright, spacious, benefits from being south/west facing and having two good sized windows. The fully fitted kitchen comes with all white goods and an excellent number of floor and wall units. The hallway benefits from a huge storage cupboard which could hold anything from shoes to a Hoover.

The property is heated by gas central heating and has double glazing throughout.



