

4/7 Fox Street

LEITH, EDINBURGH, EH6 7HN



Attractive, generously proportioned third floor two bedroom flat with partially floored attic space



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This attractive, generously proportioned third-floor two-bedroom flat with partially floored attic space forms part of an established modern development within a high amenity area and is in easy reach of the City Centre and surrounding areas by way of good public transport.

THE LOUNGE



A secure entrance gives access to the welcoming hallway. The light and spacious lounge has a feature gas fireplace.

THE KITCHEN



The internal kitchen benefits from integrated appliances which include a fridge/freezer, induction hob and washing machine.



The master bedroom has an en-suite shower room and built-in wardrobes. The second double bedroom is huge, with a feature bay window and built-in wardrobes.

BEDROOM 1



BEDROOM 2



Completing the accommodation is the bathroom with an electric shower over the bath.

THE BATHROOM



THE LOFT

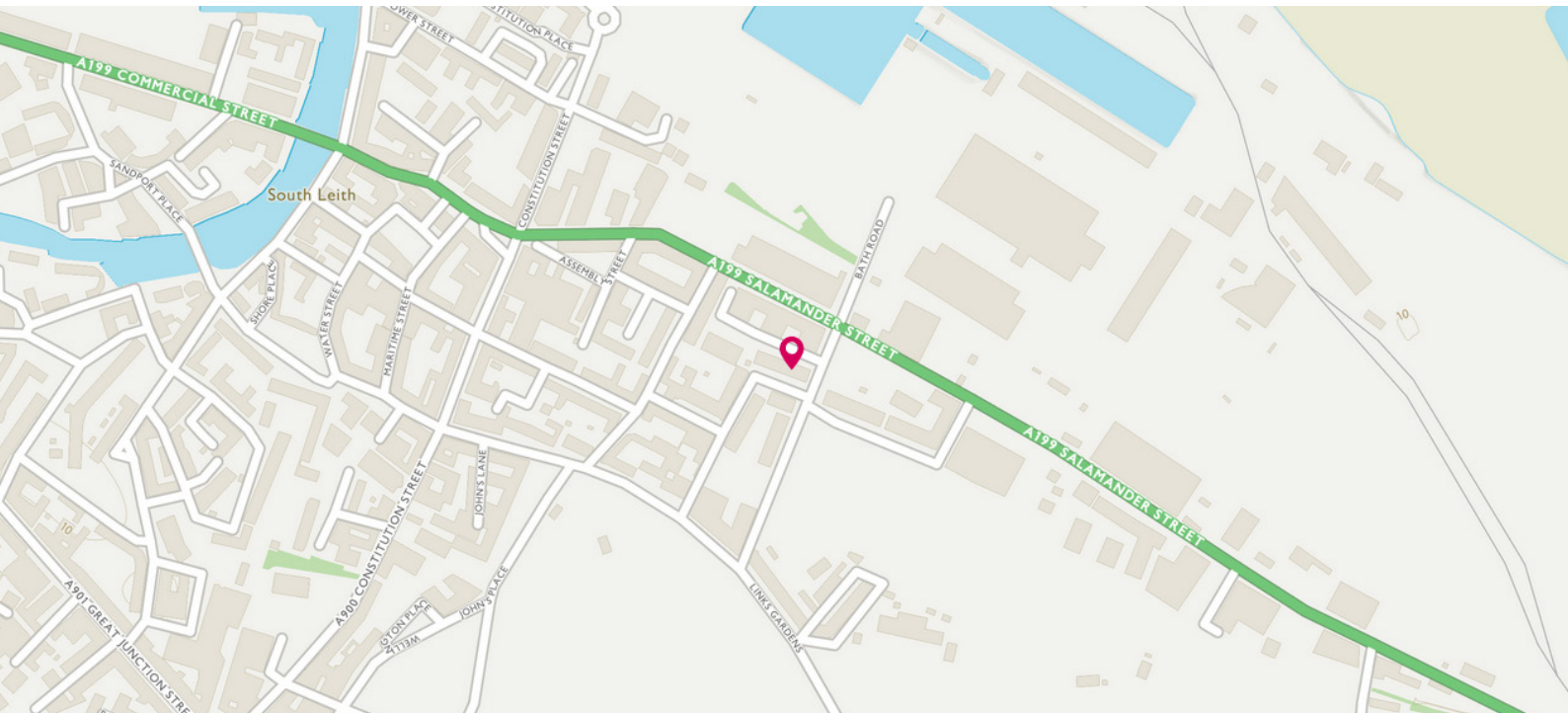


Benefits include electric heating, double glazing, private residents parking and good built-in storage. An ideal purchase for professionals and buy-to-let investors.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		En-suite	1.83m (6') x 1.76m (5'9")
		Bedroom 2	5.18m (17') x 2.78m (9'1")
		Loft	11.99m (39'4") x 5.79m (19')
Lounge	4.75m (15'7") x 4.30m (14'1")	Gross internal floor area (m ²): 70m ² EPC Rating: C	
Kitchen	2.74m (9') x 1.81m (5'11")		
Bathroom	2.13m (7') x 1.81m (5'11")		
Bedroom 1	5.18m (17') x 2.81m (9'3")		



THE LOCATION

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants.





There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.



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