

14 Noble Place

LEITH LINKS, EDINBURGH, EH6 8AX



*Spacious Two Bedroom Maindoor Colony Flat in
Edinburgh's Desirable Leith Links Area*



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McEwan Fraser Legal is delighted to present this two-bedroom main door Lower Colony Flat. This lower villa is part of the Leith links colonies within one of the highly sought after colonies in Edinburgh. The property is in excellent condition having been well looked after by the current owners.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which is large and bright and has a large window. The living room offers many possibilities for furniture configurations.
- Kitchen with plenty of storage and working space. There is space for freestanding appliances.

THE KITCHEN





- The property is fitted with a three-piece shower room which is in good condition.
- The home is equipped with two well-proportioned bedrooms. The master bedroom is large and bright. Bedroom two is a perfect second bedroom/home office.

THE BATHROOM



BEDROOM 1



BEDROOM 2



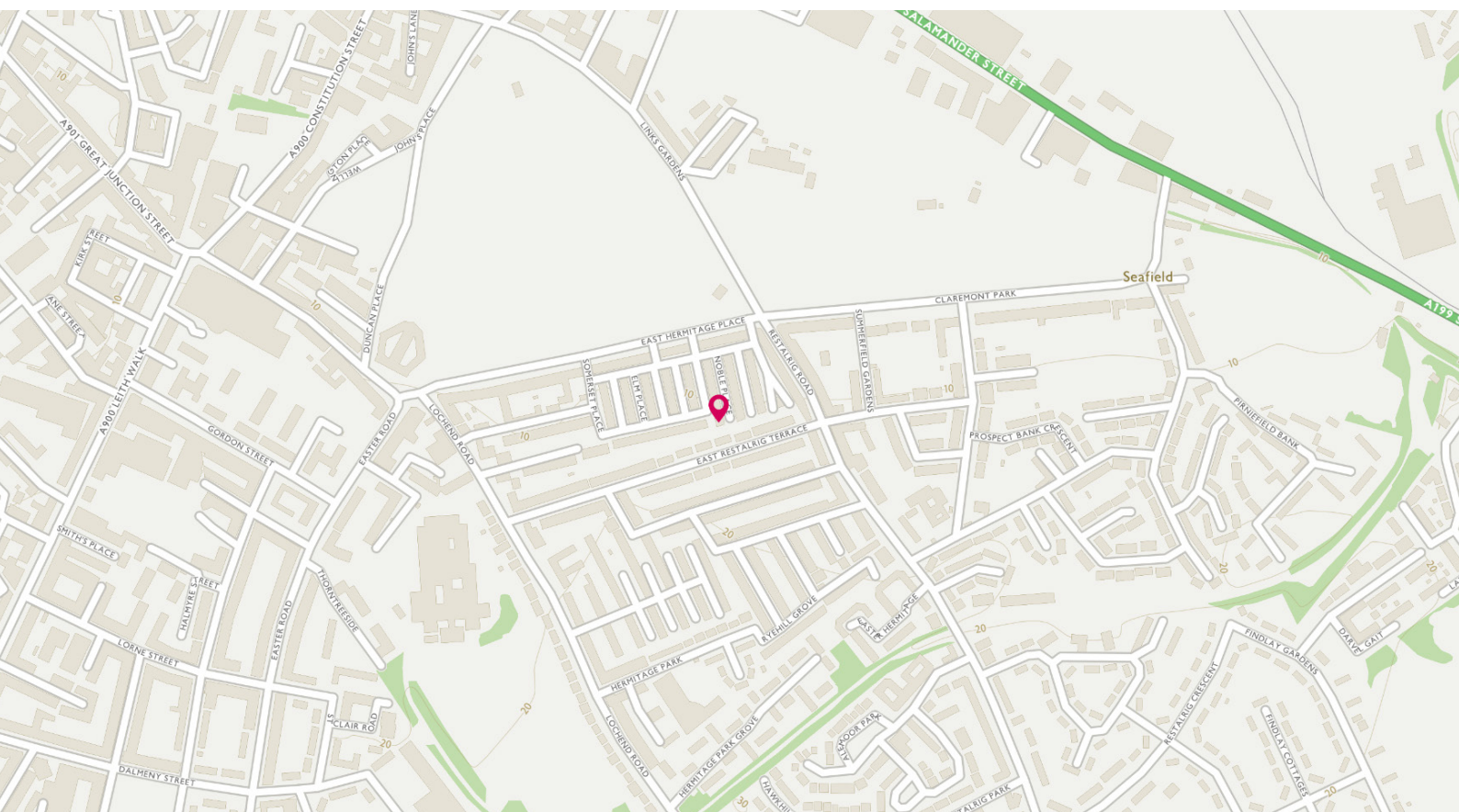
In addition, the property benefits from excellent storage, a large private front garden, full double glazing, gas central heating and free on-street parking for residents and visitors alike.
As such, early viewing is highly recommended.

THE GARDEN



A black and white floor plan of a 3-bedroom house. The layout includes a large Living Room on the right side, which has a bay window. To the left of the living room is the Kitchen, featuring a sink, stove, and refrigerator. Below the kitchen is a Bathroom with a bathtub, toilet, and sink. To the left of the bathroom is Bedroom 1. To the right of the bathroom is Bedroom 2. There are several closets throughout the house, including a large one in the living room area and smaller ones in the bedrooms and bathroom. The entrance is on the right side, leading into the living room.

Gross internal floor area (m²): 51m²
EPC Rating: C



THE LOCATION

14 Noble Place is located within very easy walking distance of the green open spaces offered by Leith Links, an extremely popular residential area to the north-east of Edinburgh city centre. A good selection of local amenities are available in the immediate area and a large Tesco Supermarket and further shops, cafes and eateries can be found on Leith Walk and Easter Road.





The Shore in Leith is also very popular, with its array of fashionable bars and well-renowned restaurants as well as delightful seaside walks and access to the Water of Leith Walkway leading through Stockbridge, all the way to the Pentland Hills. Ocean Terminal is the nearest retail park, with a multi-screen cinema and several restaurants as well as many popular shops.

For families, Leith Primary School and Leith Academy are both within catchment very easy reach. Regular bus services provide good links into the city centre and to other areas of Edinburgh, whilst there are rapid links to the city bypass and A1 via Seafeld Road.



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