

17/3 Links Gardens

EDINBURGH, EH6 7JG



Magnificent one-bedroom second-floor tenement flat in a prime position on Links Gardens



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McEwan Fraser is delighted to present this magnificent one-bedroom second-floor tenement flat, with additional box room off the lounge, to the market. The property is in a prime position on Links Gardens with an open aspect across Leith Links. Presented in excellent internal order, the property has retained a wealth of period detailing and enjoys superb proportions throughout. This is a fantastic example of a traditional tenement flat with a layout that is often further developed to provide a second double bedroom.

THE LIVING ROOM



Arranged around a central hallway with integrated storage, the internal accommodation is focused on a traditional bay fronted living room that boasts high ceilings, exposed flooring, high skirting boards and original coving. A beautiful working fireplace provides a natural focal point for the room and there is ample floor space for a purchaser to create their ideal entertaining space. A door to one end of the living room as well as a door from the hall gives access to a box room which has currently been utilised as a nursery but could easily be repurposed as a home office.

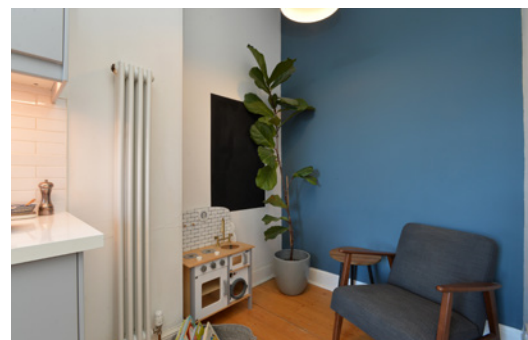
THE BOX ROOM



THE KITCHEN/DINER



Dinner parties will be easy in the large dining kitchen which overlooks the communal rear garden. A range of base and wall mounted cupboards give plenty of prep and storage space for the aspiring chef. The induction hob, double oven, fridge freezer and dishwasher are all integrated. A small utility room off the kitchen houses the laundry facilities.





The bedroom, a generous double, overlooks Leith Links. As with the living room, the bedroom has retained many original features including exposed flooring and period coving. There is ample space for a full range of free-standing bedroom furniture. Internal accommodation is completed by a stylish modern bathroom that is partially tiled and enjoys a three-piece suite with a shower over the bath.

THE BEDROOM



THE BATHROOM



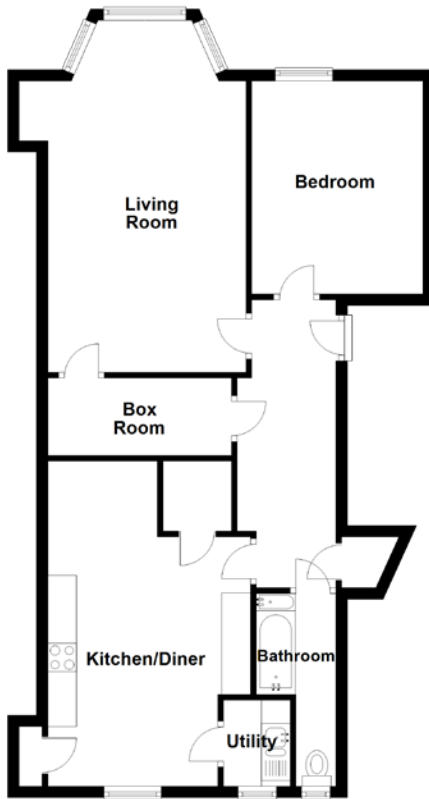
There is ample on-street parking in the area, and you have a range of shops at hand for day to day necessities.

EXTERNALS

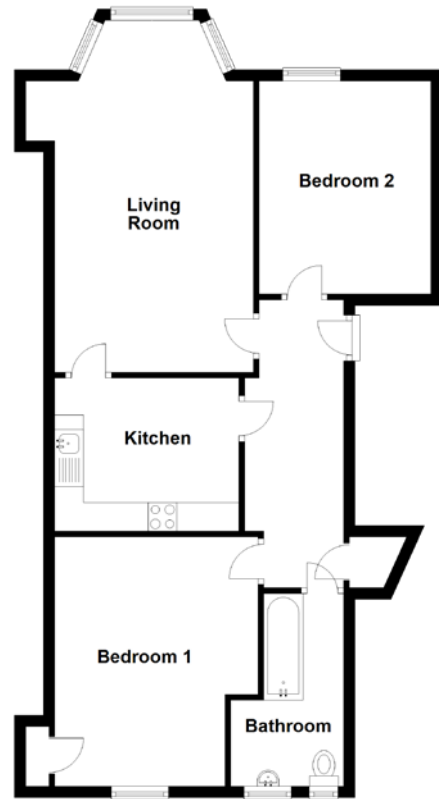


FLOOR PLAN, DIMENSIONS & MAP

Original Floor Plan



Proposed Floor Plan

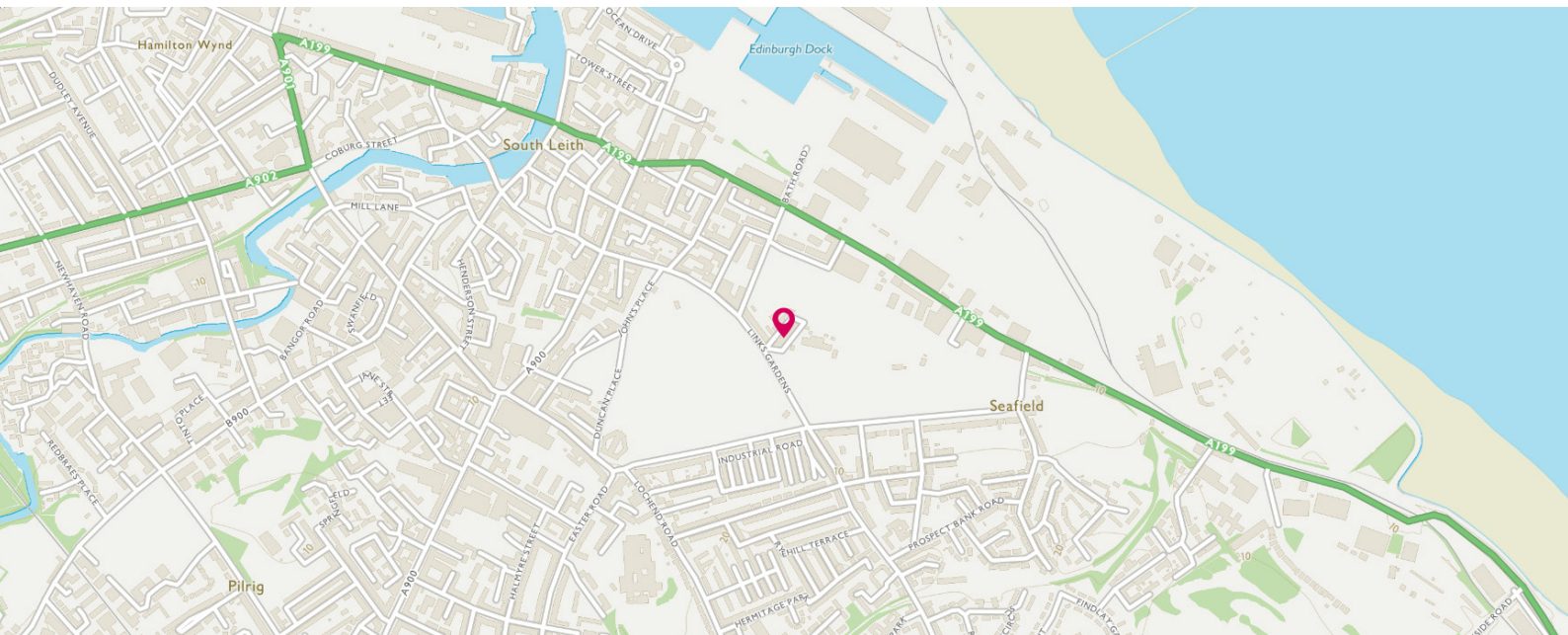


Approximate Dimensions
(Taken from the widest point)

Living Room 6.27m (20'7") x 3.47m (11'4")
Kitchen/Diner 5.64m (18'6") x 3.30m (10'10")
Box Room 3.36m (11') x 1.35m (4'5")

Bedroom 3.72m (12'2") x 3.00m (9'10")
Bathroom 3.30m (10'10") x 1.34m (4'5")
Utility 1.36m (4'6") x 1.16m (3'10")

Gross internal floor area (m²): 69m²
EPC Rating: C



THE LOCATION

The property directly overlooks the green open spaces offered by Leith Links. The area is 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 with a large Tesco Supermarket and a host of shops, cafes and eateries which 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 nearby. Regular bus services and the coming tram line provide good links into the city centre and to other areas of Edinburgh and there are rapid links to the city bypass and A1 via Seafield Road.



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