

18 Claremont Road

LEITH LINKS, EDINBURGH, EH6 7NE



*Modernised Three Bedroom Home in Edinburgh's
Desirable Leith Links*



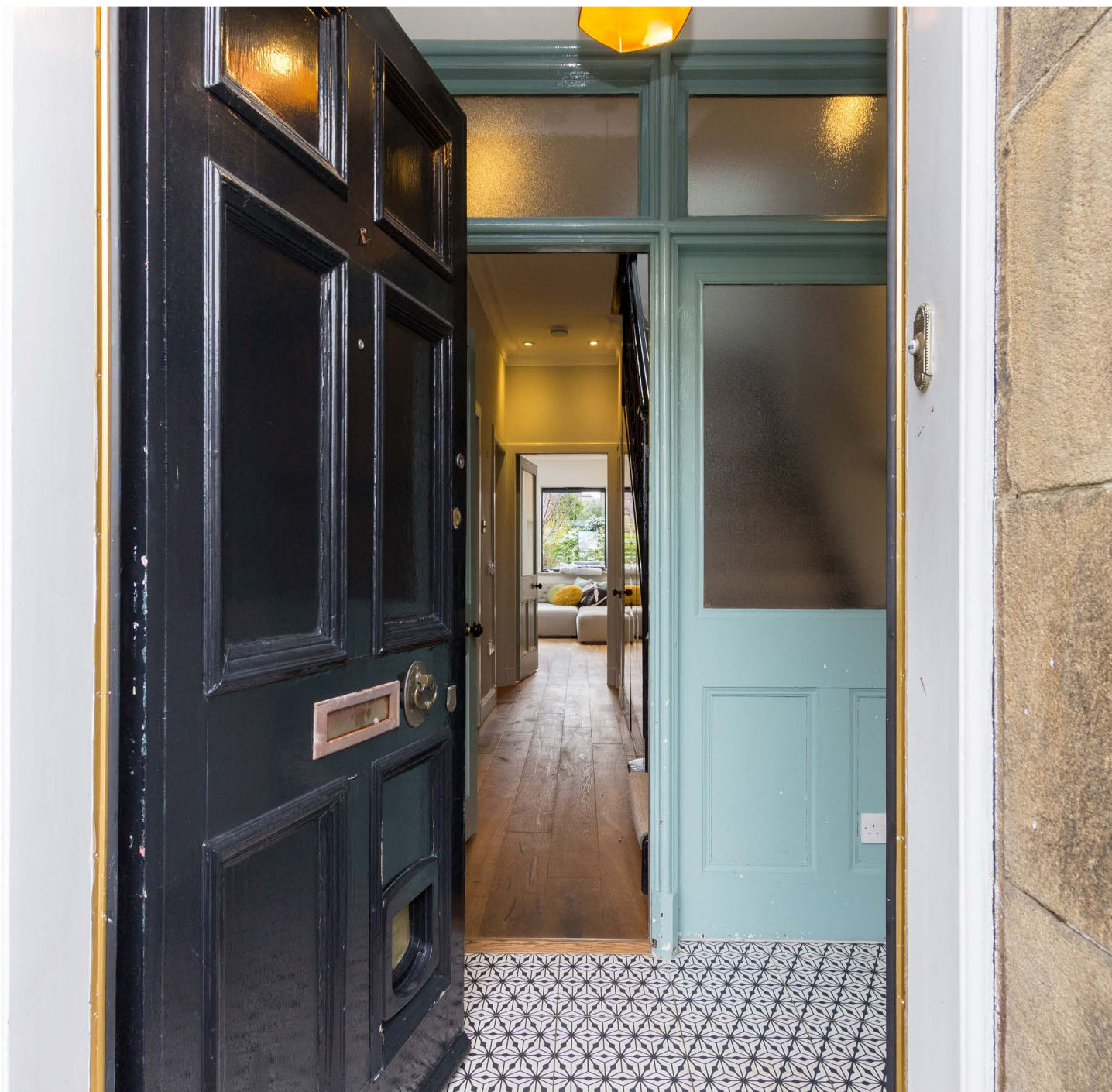
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McEwan Fraser Legal is delighted to present this three bedroom terraced house in the ever-popular Leith Links area of Edinburgh. The property is in walk-in condition and benefits from modernisation that has been undertaken by the current owner. Inside, the property comprises of:

A fully equipped modern kitchen which forms part of the extension. The kitchen/diner/lounge benefits from Combination Induction & gas Hob, Fan Oven and Combination Microwave oven, dishwasher, Samsung Fridge Freezer with water and Ice machine and wine cooler. The finish in the kitchen is something to take note of with Quartz worktops and cherrywood island.

The extension was carried out by the current owner with the correct planning consent. Built in 2015, this now accommodates the lounge/dining/kitchen. Boasting Bi-folding doors which lead to the landscaped garden/terrace. Finished to a high standard with skylight and high-efficiency glazing on the bi-folding doors. if this isn't enough there is also Power operated energy saving Luxaflex Duette Thermal Blinds to keep those cold winter nights away.





A spacious and relaxing living room which is front-facing, benefitting from the bay window and high ceilings.





Three good sized bedrooms two of which could function as master bedrooms and the third is still a small double bedroom or spacious single. This could double as an excellent home office space should it be required.







The property is well served by way of facilities, with the downstairs three-piece modern shower room and the modern bathroom on the upper floor. Both the bathroom and shower room have been finished to a high standard. The downstairs shower room benefits from underfloor heating and from being tiled. The upstairs bathroom has been finished to a high spec with brass fittings on the sink, bath and heated towel rail, which combines tradition tastefully with this modern room.





THE BATHROOM

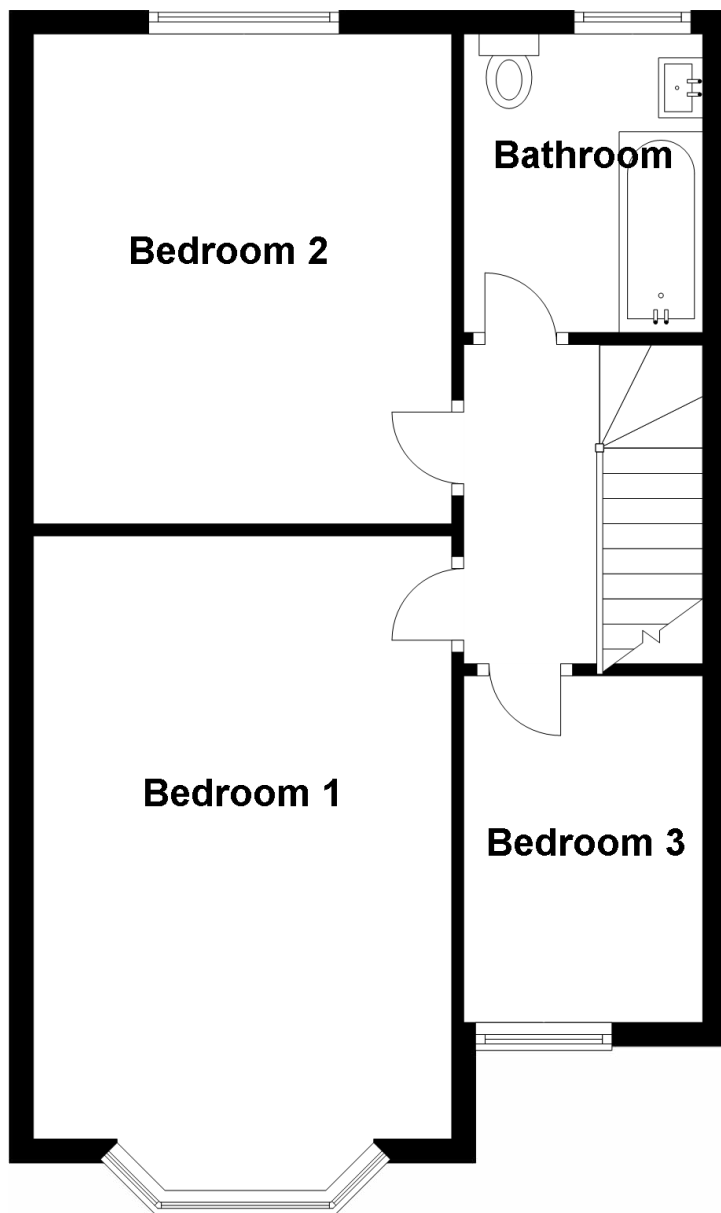
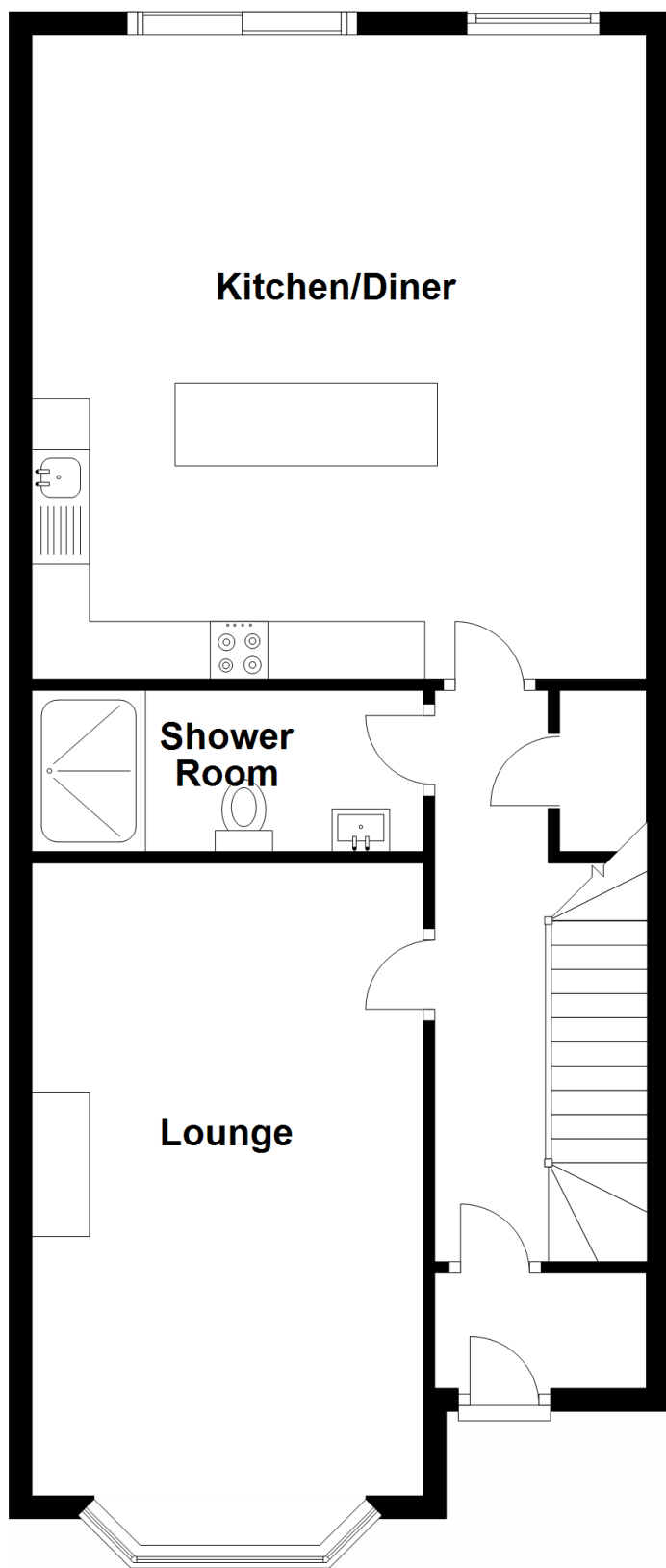




It is worth noting that there is a fully floored attic with a ladder. With the correct consent, you could convert the attic to make the most of the space on offer. In addition to this, the property benefits from being mostly double glazed and new gas central heating system, making a warm and cost-effective home all year round.



The garden is west-facing and is sheltered/sun trap that gets sun throughout the day and early evening.



Approximate Dimensions
(Taken from the widest point)

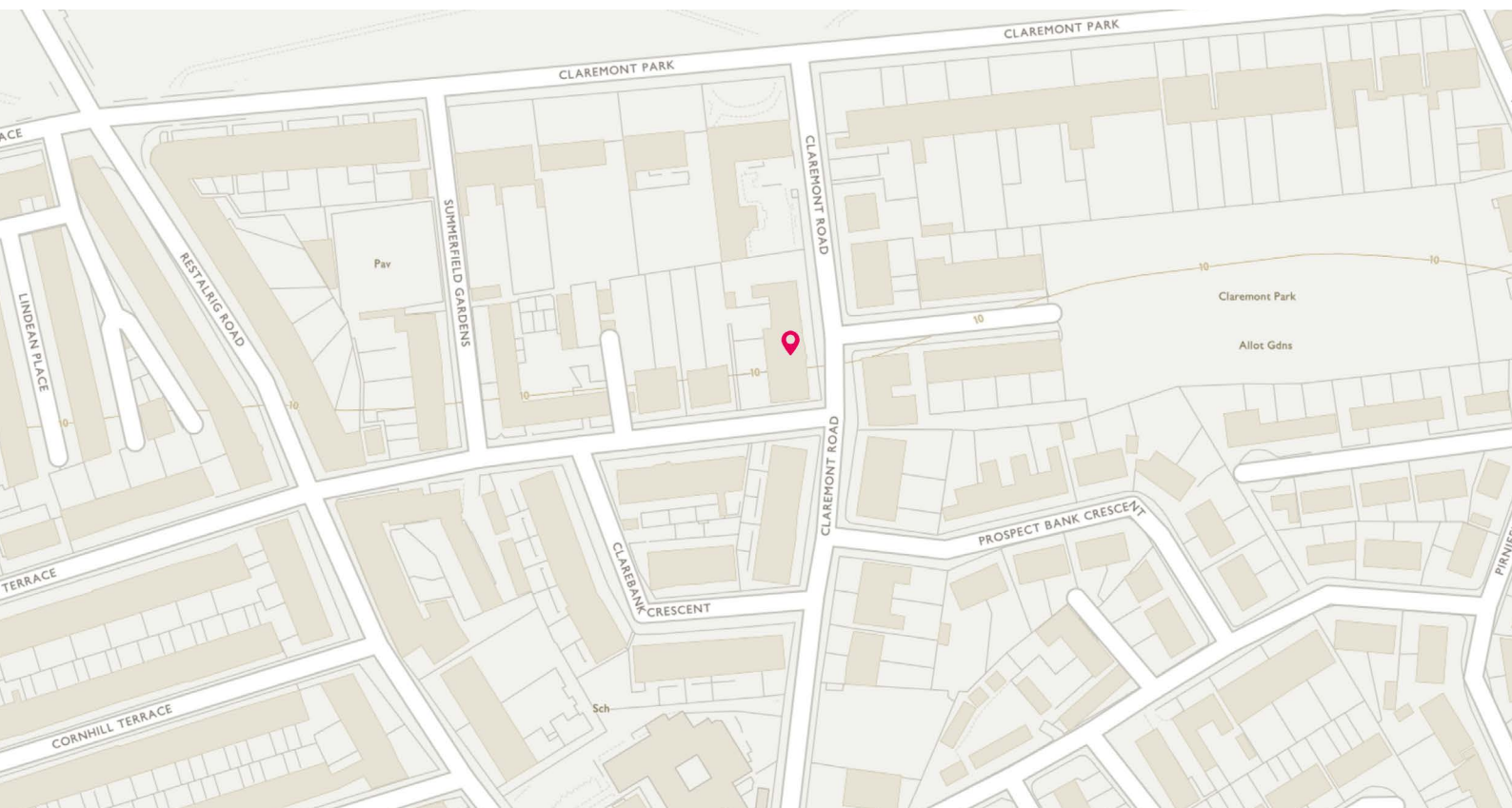
Kitchen/Diner	5.60m (18'4") x 5.00m (16'5")	Bedroom 3	2.90m (9'6") x 2.00m (6'7")
Lounge	5.50m (18'1") x 3.40m (11'2")	Bathroom	2.50m (8'2") x 2.00m (6'7")
Shower Room	3.40m (11'2") x 1.40m (4'7")	Gross internal floor area (m ²): 118m ² EPC Rating: D	
Bedroom 1	5.50m (18'1") x 3.50m (11'6")		
Bedroom 2	4.10m (13'5") x 3.40m (11'2")		

18 Claremont Road 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 Seafield Road.






Solicitors & Estate Agents

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