

2/2 Harrismith Place

LEITH, EDINBURGH, EH7 5PA



This two-bedroom ground-floor apartment is well situated in popular Leith and would make an ideal first-time buy or sound buy-to-let investment



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THE LIVING ROOM



The apartment is entered via a vestibule followed by a welcoming hall which provides access to all rooms and a useful storage cupboard. The living room is flooded with natural light and provides plenty of space for furniture. The kitchen is fitted with a good range of floor and wall-mounted units providing lots of worktop space and benefits from integrated appliances including a gas hob, oven and extractor fan.

THE KITCHEN





The generous-sized master bedroom benefits from built-in wardrobes and has plenty of additional space for freestanding units. Bedroom two also benefits from built-in wardrobes.

In addition, there is a good-sized, partially tiled family bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2

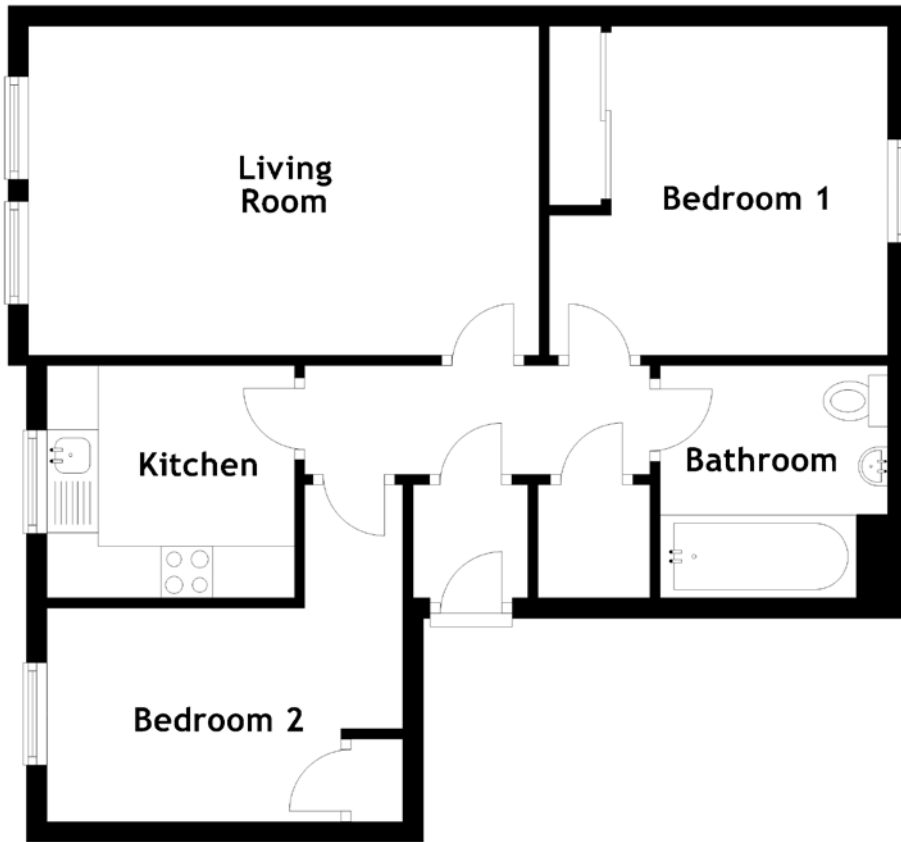


This property also benefits from gas central heating, full double glazing, secure door entry system, residence parking as well as more than adequate free on-street parking to accommodate visitors to the front and rear of the property and communal garden space to the front and rear of the property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

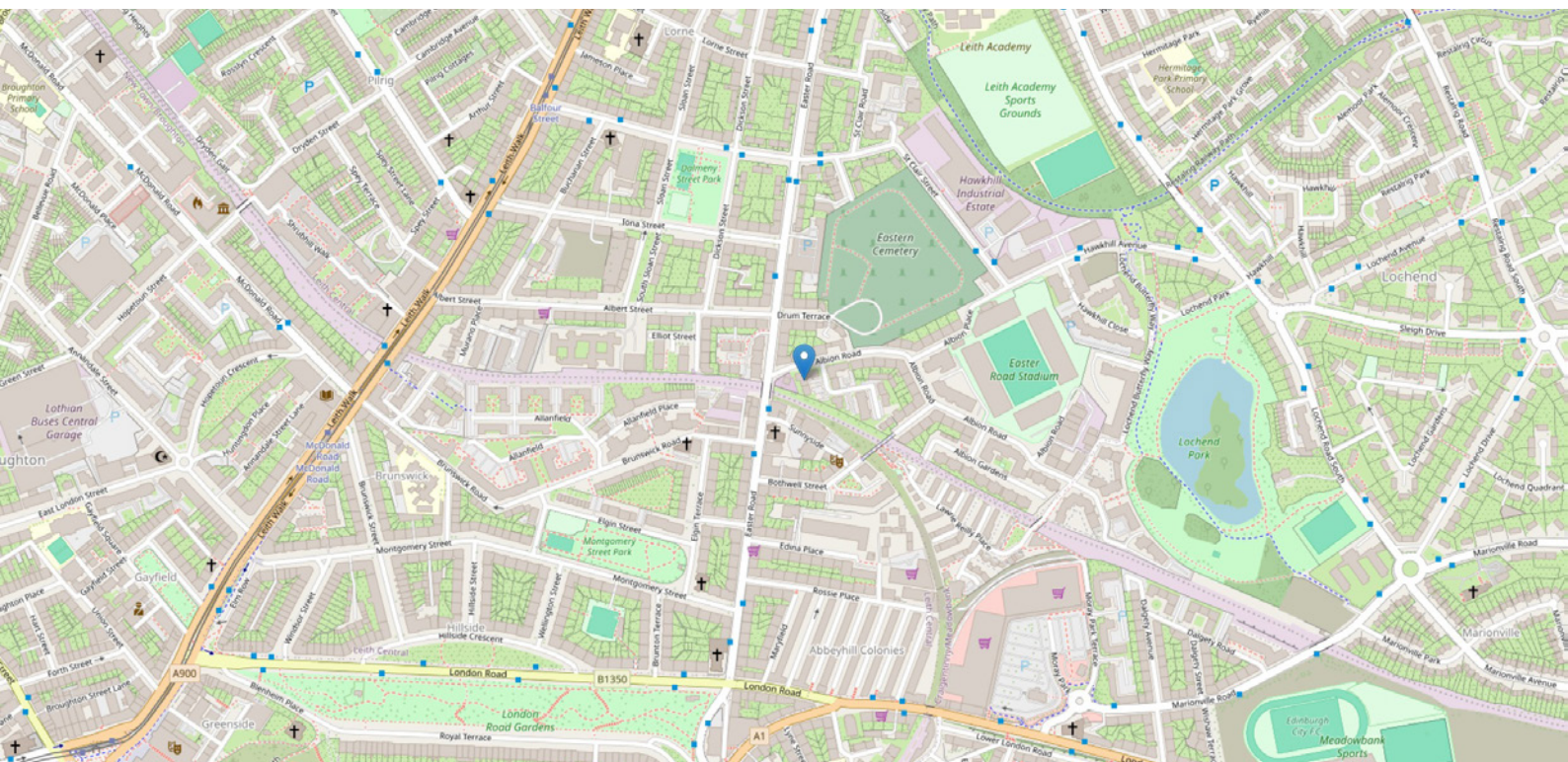


Approximate Dimensions (Taken from the widest point)

Living Room 4.97m (16'4") x 3.20m (10'6")
 Kitchen 2.41m (7'11") x 2.26m (7'5")
 Bathroom 2.24m (7'4") x 2.21m (7'3")

Bedroom 1 3.29m (10'10") x 3.20m (10'6")
 Bedroom 2 3.47m (11'4") x 2.08m (6'10")

Gross internal floor area (m²): 53m²
 EPC Rating: C



THE LOCATION

The vibrant and cosmopolitan area of Leith was voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith benefits from an excellent public transport system with 24-hour buses and the newly completed tramline with a stop just a few minutes from the apartment, which connects Leith to the city and Edinburgh International Airport.





The area enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, a gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art.



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