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LEITH, EDINBURGH, EH6 7JN



EDINBURGH

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities as well as a number of banks, building societies and a Post Office. A few minutes walk takes you to Ocean Terminal where further shops, restaurants and a cinema can be found. Leith is an established, independent community, and is certainly very much self-contained. There is an excellent choice of places to eat and drink, along with several entertainment venues, all with a bright and lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries, a choice of dentists.

The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. From here, it is a simple matter of a twenty-five minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is perfectly located for easy travel to many parts of the city and beyond. Ferry Road gives very swift access to the west and Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass. Leith also has its own primary and secondary schools, the Academy being a community high school with access to adults during the day and evenings.



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An excellent opportunity has arisen to acquire this highly desirable two bedroom, two bathroom apartment. As this property is likely to be popular with buy-to-let investors, first time buyers and professionals viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hall with two large storage cupboards, a bright and spacious lounge/diner/kitchen. The modern kitchen benefits from an integrated four ring gas hob/oven, extractor hood and washing machine. The dual aspect windows in this room make it lovely and bright.

The spacious master bedroom has double built-in wardrobes and a three-piece, partially tiled en-suite shower room with extractor fan. There is also a further double bedroom with double built-in mirrored wardrobes and a three-piece, partially tiled bathroom.

This property also benefits from, a secure entry door system, lift, gas central heating, full double glazing and communal garden grounds surrounding the property, including bin and bike storage and more than adequate residential parking with visitors spaces available.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Room	Approximate Dimensions (Taken from the widest point)
Lounge/ Kitchen	6.70m (22') x 5.00m (16'5")
Bedroom 1	2.85m (9'4") x 2.00m (6'7")
En-suite	1.83m (6') x 1.60m (5'3")
Bedroom 2	3.68m (12'1") x 3.20m (10'6")
Bathroom	2.33m (7'8") x 1.88m (6'2")

Gross internal floor area (m²): 75m² | EPC Rating: B

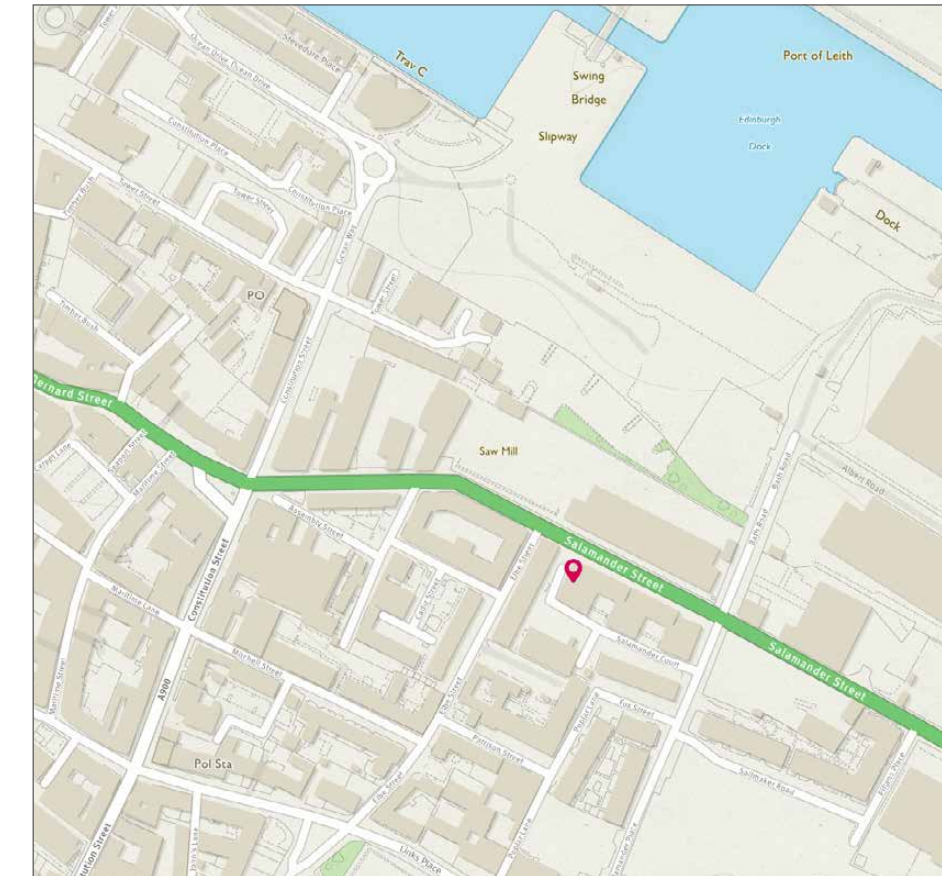
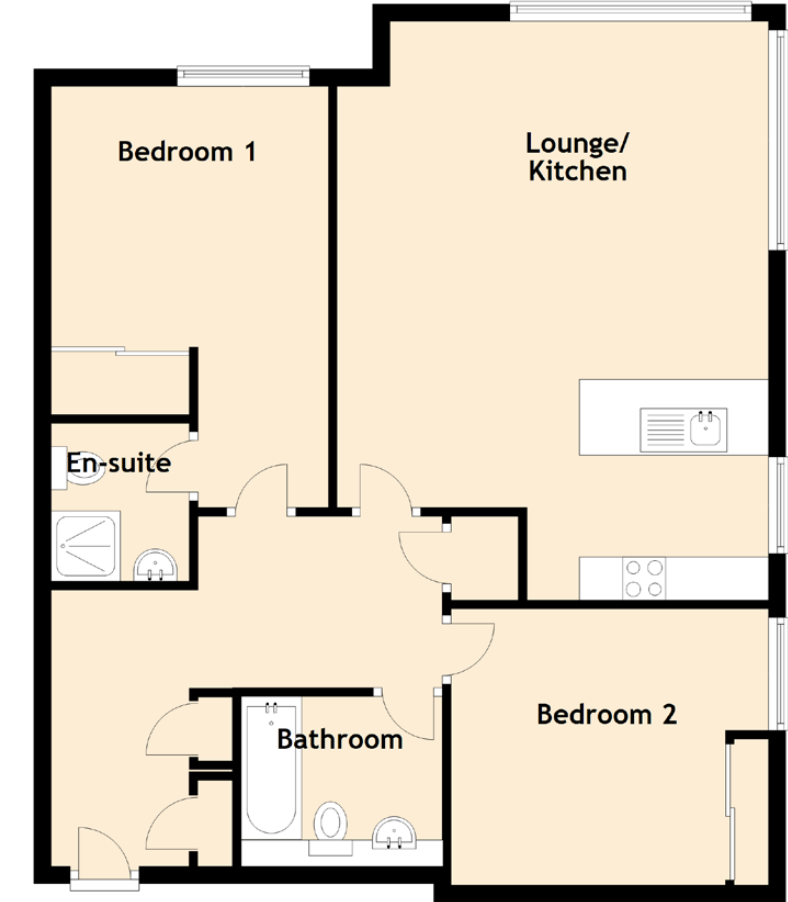


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