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LEITH LINKS, EDINBURGH, EH6 7QP



THE LOCATION

The Leith area offers an exceptionally wide choice of amenities and shopping facilities as well as several banks, building societies and a Post Office. Leith is an established, independent community, and it is very much self-contained. There is an excellent choice of places to eat and drink, with an array of entertainment places in a bright lively atmosphere. Leith has a vast array of health centres such as private and NHS surgeries and a flexible 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. Leith is also perfectly located for ease of travel to other parts of the city and beyond. Ferry Road gives very swift access to the west and the Forth Bridge to the North.

Seafield Road leads out to the east and the south. 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 for adults both during the day and in the evenings.





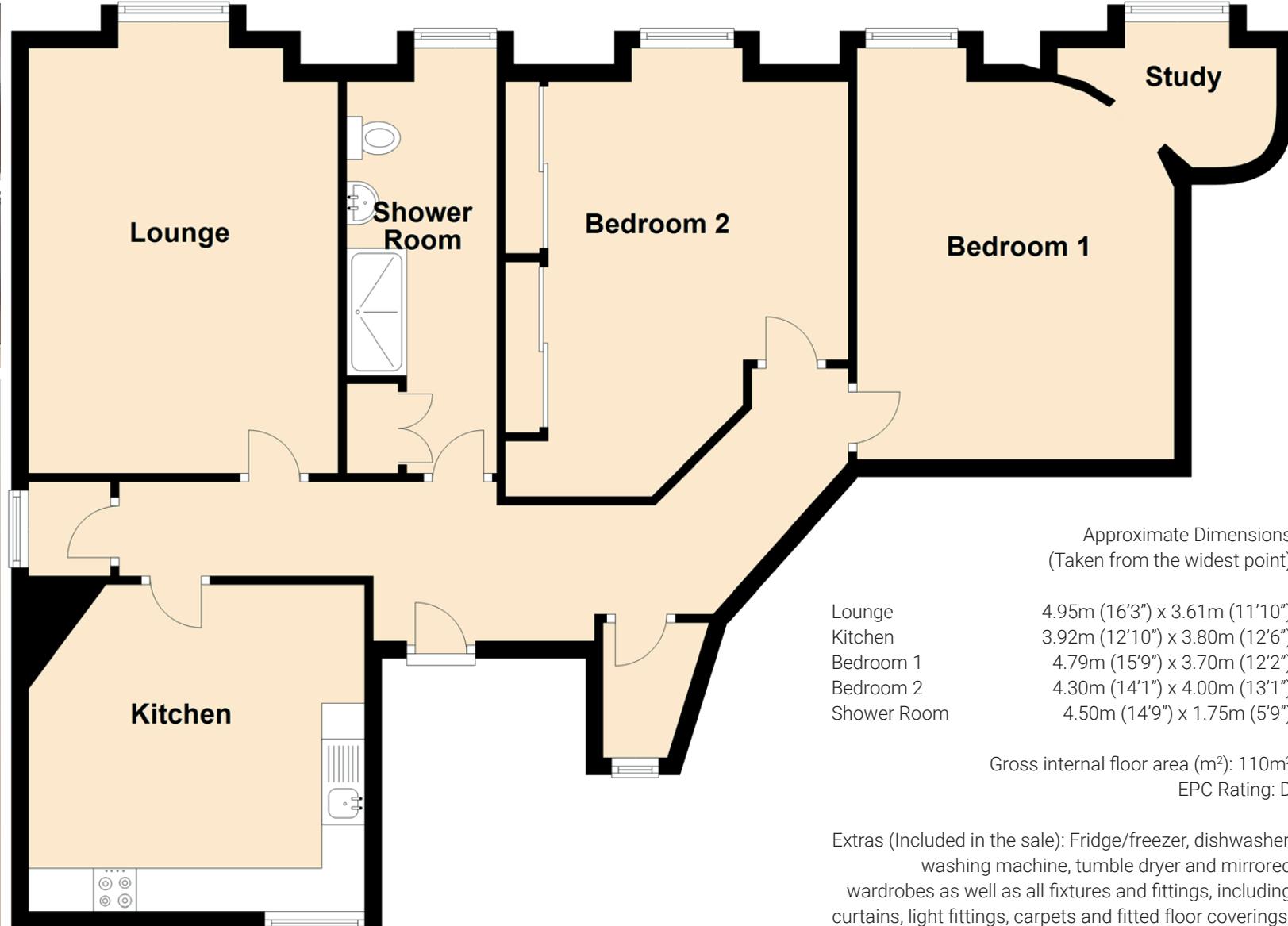
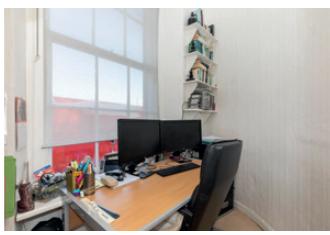
THE PROPERTY

An excellent opportunity has arisen to acquire this spacious two-bedroom first-floor flat, making for an ideal buy-to-let opportunity or city centre residence, while being well located within the Leith Links area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a shelved utility cupboard, which also houses the boiler as well as a walk-in storage cupboard, a bright and spacious sitting room with a feature electric fire including surround and beautiful period cornicing and a fully fitted, partially tiled kitchen/diner which benefits from an integrated 5 gas hob/double oven/grill and offers the potential of reinstating the feature fireplace. There are two spacious double bedroom, one of which has wall to wall of mirrored wardrobes and the other has a dressing room, which is currently used as a home office. The three-piece, partially splash-backed shower-room was upgraded approx. January 2019 and has a double walk-in shower cubicle and a double linen cupboard.

This property also benefits from high ceilings, gas central heating and single glazed sash & case windows throughout as well as a communal rear courtyard and more than adequate un-restricted on-street parking to accommodate for residents and visitors alike.



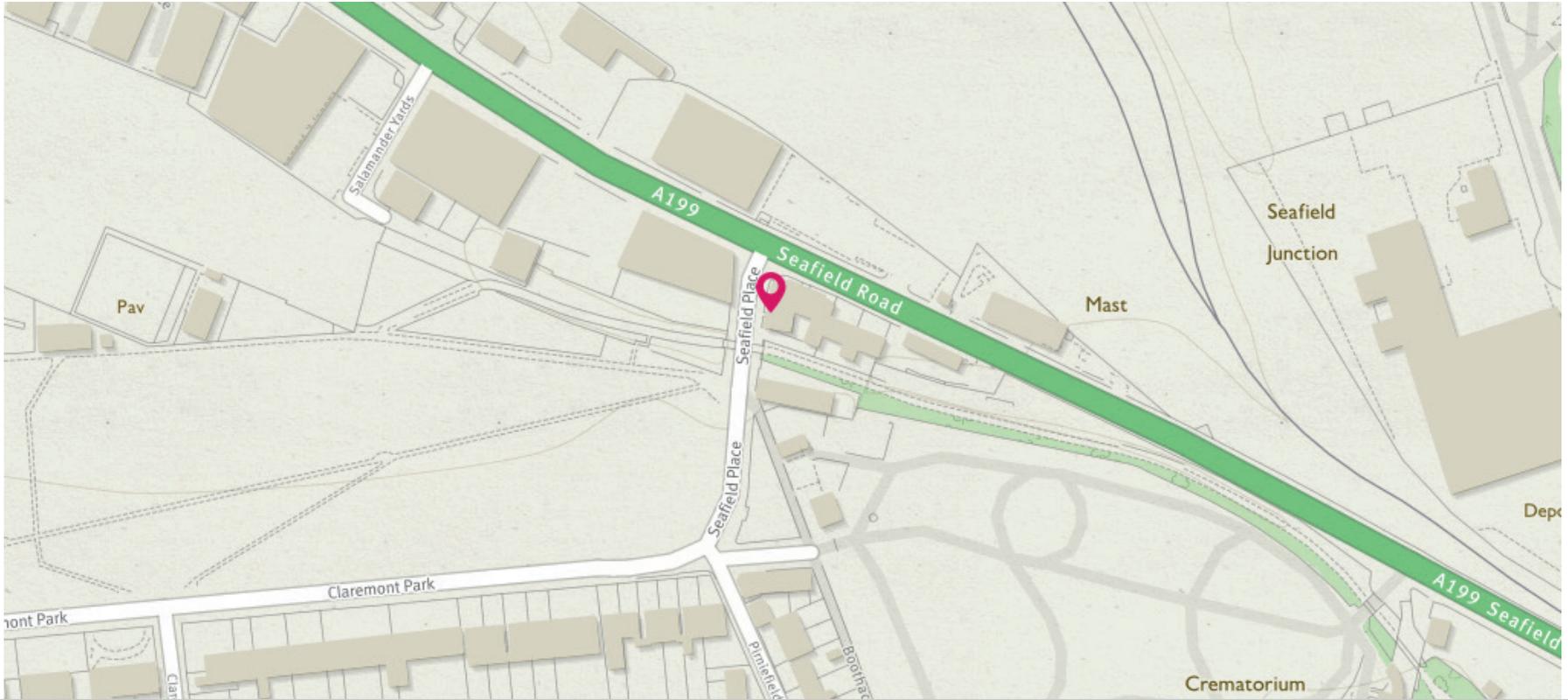


Approximate Dimensions
(Taken from the widest point)

Lounge	4.95m (16'3") x 3.61m (11'10")
Kitchen	3.92m (12'10") x 3.80m (12'6")
Bedroom 1	4.79m (15'9") x 3.70m (12'2")
Bedroom 2	4.30m (14'1") x 4.00m (13'1")
Shower Room	4.50m (14'9") x 1.75m (5'9")

Gross internal floor area (m²): 110m²
EPC Rating: D

Extras (Included in the sale): Fridge/freezer, dishwasher, washing machine, tumble dryer and mirrored wardrobes as well as all fixtures and fittings, including curtains, light fittings, carpets and fitted floor coverings.



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Photographer



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