



66 Cornhill Terrace
Leith Links, Edinburgh, EH6 8EL



"66 Cornhill Terrace is a beautifully presented traditional lower villa, ideally located in the popular Leith Links"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- DOUBLE BEDROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- EXCELLENT LOCAL AMENITIES
- GOOD TRANSPORT LINKS
- CLOSE TO LEITH LINKS





LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops. The nearby Ocean Terminal has an excellent range of shops, multiscreen cinema complex and is home to the impressive Royal Yacht Britannia. Further shopping can be carried out in the neighbouring Leith and Portobello areas. The sports minded will appreciate the wide variety of recreational facilities including, Victoria Baths and Fitness Centre, Cricket Club and the well known Leith Links where many sporting activities take place. Leith Links itself also provides a lovely environment to walk, take children to the play park or to take dog/s for exercise which would lead onto the upgraded walkway with exits at Pirniefield, the Findlay's, Restalrig Road, Lochend Road or Easter Road. Education is well served locally from nursery, primary and secondary schooling.

DESCRIPTION

66 Cornhill Terrace is a beautifully presented traditional lower villa, ideally located in the popular Leith Links, perfectly located for the vast local amenities, schooling and transport links.

Offered for sale in genuine move in condition, the bright and spacious accommodation comprises: entrance vestibule; reception hall with sanded floors and natural woodwork; bay windowed living room with feature fireplace, decorative cornice and store room off; versatile dining room with French doors leading to the enclosed, private south facing rear garden; handy utility room, double bedroom 1 and bathroom with white suite. Further benefits include: double glazing; gas central heating and un-restricted on street parking.

The energy efficiency rating for this property is band D

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



66 Cornhill Terrace
 Approximate Gross Area
 76 sq m /818 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



A ANNAN
 SOLICITORS AND ESTATE AGENTS

229 Portobello High Street,
 Edinburgh, EH15 2AN

T: 0131 669 2121

Fraser Falconer - 07825 951348

84 High Street,
 Musselburgh, EH21 7BX

T: 0131 665 8080

admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents. Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565