



I Boothacre Lane
Edinburgh, EH6 7QN



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.

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, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia. Further shopping can be carried out in the neighbouring Leith, Meadowbank and Portobello areas.

The sports minded will appreciate the wide variety of recreational facilities including, Victoria Baths and Fitness Centre, Meadowbank Sports Centre, two local outdoor bowling clubs,

Leith Links itself also provides a lovely environment to walk, take children to the play park or to take dog/s for exercise which could lead onto the recently upgraded walkway with exits at Pirniefield, the Findlay's, Restalrig Road, Lochend Road or Easter Road.

The property is ideally placed for those working within the city centre and has an excellent public transport service. A short drive away allows access onto the beginning of the A1 from where the city bypass and other areas can be reached.

DESCRIPTION

1 Boothacre Lane is a well-presented, bright and spacious one bedroom garden flat located on the ground floor of a converted townhouse. The property is in an idyllic location to the rear of the building and benefits from a delightful large garden. This flat would be ideal for a first-time buyer or Buy-To-Let investor.

The accommodation comprises vestibule leading into the hall with large storage cupboard; living room with patio doors to garden; kitchen has modern base and wall units, integrated appliances and a breakfast bar; Double bedroom with built in wardrobe and finally bathroom has a white three-piece suite and electric shower above bath and glazed screen.

Further benefits include double glazing; gas central heating; unrestricted on-street parking on Boothacre Cottages; superb garden with patio area, mature plants and small summer house; good local amenities and excellent transport links.

The energy efficiency rating for this property is band C

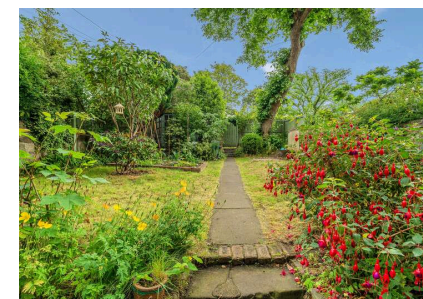
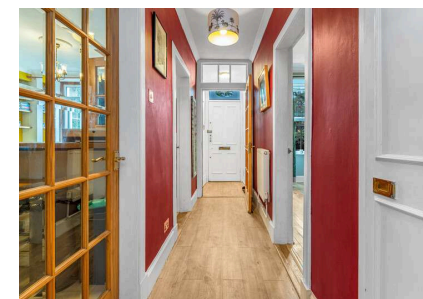
COUNCIL TAX

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

1 Boothacre Lane, Leith Links, EH6 7QN
 Approximate Gross Area
 44 sq m / 474 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 enquiries.



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