

## 23/3 Claremont Park

Leith Links, Edinburgh, EH6 7PJ





# "23/3 Claremont Park is an immaculately presented, top floor flat with beautiful open views of Leith Links"

- WELL MAINTAINED STAIR
- ENTRANCE HALL
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- OVER LOOKING LEITH LINKS
- EXCELLENT LOCAL AMENITIES
- GOOD TRANSPORT LINKS











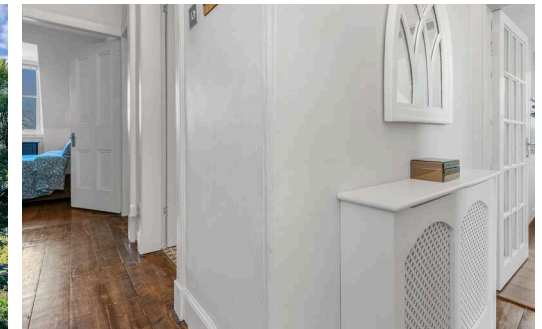
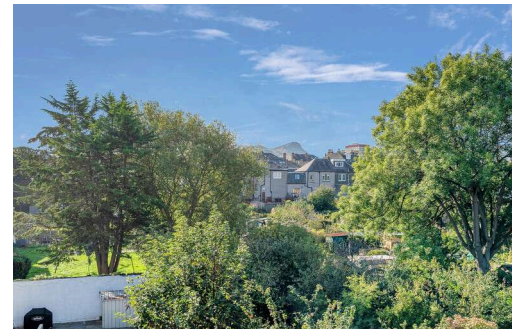


### LOCATION

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.

### COUNCIL TAX

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



### DESCRIPTION

23/3 Claremont Park is an immaculately presented, two bedroom top floor flat, forming part of a traditional Victorian property, with beautiful open views of Leith Links.

The accommodation, which is offered in genuine move-in condition and tastefully decorated throughout, comprises: well maintained shared stair; welcoming entrance hall; bright and spacious living room with charming feature alcove seating area; expansive, stylish fitted kitchen with dual aspect windows, integrated appliances and ample space for dining table and chairs; double bedroom 1 located to the rear with fitted wardrobes; double bedroom 2 and contemporary shower room with mains operated shower.

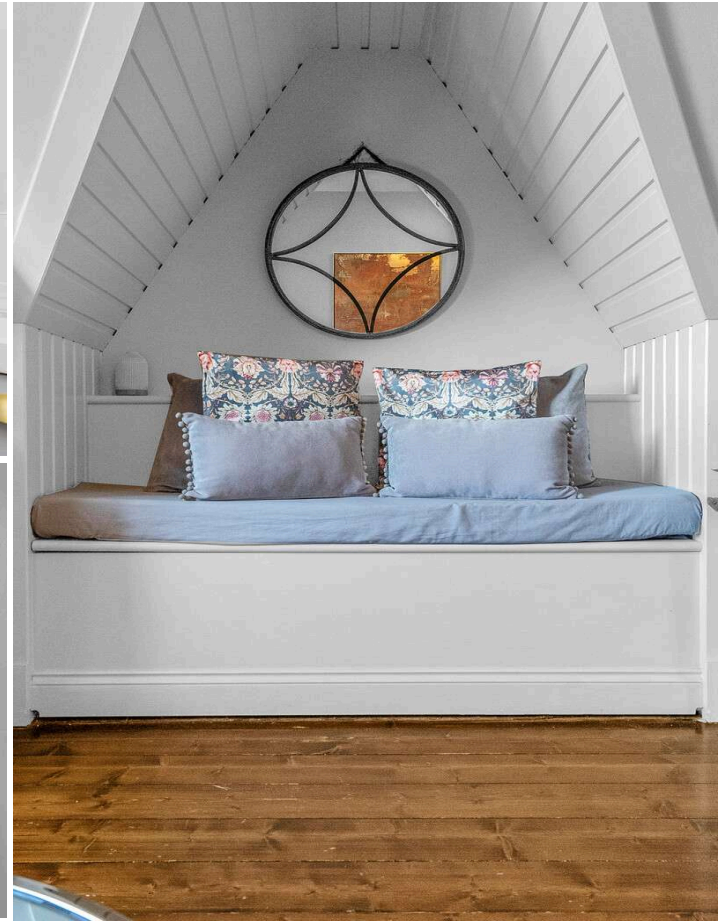
Further benefits include: gas central heating, double glazing, communal south facing rear garden mainly laid to lawn, directly over the road is Leith Links where various leisure pursuits take place, unrestricted street parking, great local amenities and good transport links.

The energy efficiency rating for this property is band E









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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



**23/3 Claremont Park EH6 7PJ**  
**Approximate Gross Area**  
**73 sq m / 785.8 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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