



**4/2 Seafield Road**  
**Edinburgh, EH6 7LD**

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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. 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.

Education is well served locally from nursery, primary and secondary schooling. The refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus are all easily reached.

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

4/2 Seafield Road is a bright and spacious ground floor flat, offered to the market in genuine move in condition. Within a short walk of the Leith Links and the vast amenities of the Shore, this flat will appeal to professionals, downsizers and rental investors alike. The accommodation comprises: communal entrance; welcoming hall with secure entry system and storage cupboard off; living room diner, with impressive ceiling height, feature fireplace and suitable for a table and chairs seating 4; kitchen with ample floor and wall mounted units; double bedroom 1 situated to the rear; double bedroom 2; WC and separate shower room which completes the accommodation on offer. The property benefits from: gas central heating; single glazing; enclosed courtyard; excellent local amenities; regular transport links and easy access to the A1.

The energy efficiency rating for this property is band D

## COUNCIL TAX

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



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**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.

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