

COULTERS[©]

WELCOME TO:

LINKS PLACE

2/7 Links Place, Leith Links, Edinburgh EH6 7EZ



LINKS PLACE AT A GLANCE:



Enviably Leith Links location



One-bedroom traditional flat



Bright contemporary kitchen



Close to the cosmopolitan Shore



Leith Links on the doorstep



Newhaven Harbour nearby

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

This well-presented one-bedroom apartment is situated in a traditional tenement overlooking the open green space of Leith Links. Located on the third floor, this is a bright and comfortable property boasting attractive interiors and in move in condition. The current owner has upgraded both the carpeting and boiler. Close to excellent leisure and retail amenities as well as the vast open space of Leith Links, and less than 20 minutes by car to the city centre, this is a fantastic opportunity for a first-time buyer, investor or professional.

- A warm and inviting living room with shelved Edinburgh press and focal fireplace offering pleasant open views. Newly laid grey carpeting enhances the stylish yet cosy feel of the room
- Attractive and light contemporary kitchen with shaker style wall and floor units, striking splashback tiling and integrated appliances including oven and hob and fridge/freezer. Space allows for dining
- Carpeted and bright double bedroom with ornate cornicing and appealing décor, room for freestanding furniture. Offers lovely open outlook
- Bathroom with three-piece suite including wall-mounted shower. Features unique wall-patterned tiling
- Gas central heating including new boiler and double glazing throughout
- Shared rear garden
- Secure entry system
- On street parking



LOCATION, LOCATION, LOCATION:

Lying to the east of the city centre, Links Place is in a superb position overlooking the vast and open green space of Leith Links. It is an excellent location for local amenities with a convenience store at the end of the street.

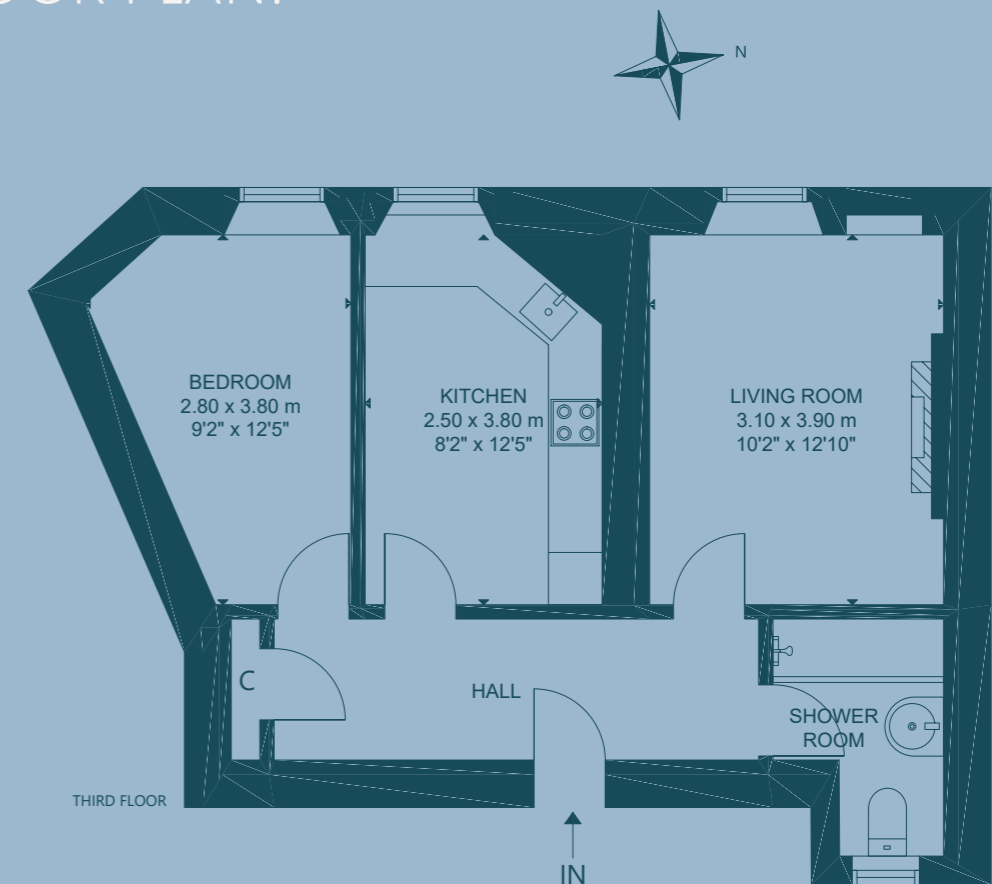
The fashionable Shore with restaurants and bars including Martin Wishart's and The Roseleaf is less than ten minutes' walk away. For larger shopping requirements there is a Tesco Superstore at the foot of Leith Walk, an Aldi on Commercial Street and Ocean Terminal has a variety of high street retailers, a gym, multiplex cinema and restaurants.

The city centre including the Omni complex and the recently opened St James Quarter retail and entertainment destination are less than 15 minutes by car. Bustling Portobello with its promenade, beach and High Street is easily reached.

Waverley Train Station and Edinburgh Bus Station are accessed quickly by bus with regular services taking you into the city centre and beyond from Links Gardens in a little over 20 minutes. The City Bypass is within easy reach. The new tram link when completed in 2023 will offer even greater transport links.



FLOOR PLAN:



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Approx. Gross Internal Area

549 Sq Ft - 51 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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