



**14 Summerfield Place, Leith Links,
Edinburgh, EH6 8BA**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

1 BED LOWER COLONY FLAT



A most attractive lower colony flat, full of character, quietly situated in the sought after Leith Links area. It occupies a great location, walking distance from many amenities including schools, transport and the green spaces of the Links. It has been well maintained and is nicely decorated in a neutral palette which complements the natural wood flooring. The lounge is light filled and well-proportioned with a deep bay window to the rear surrounded by wooden panelling. There is a deep cornice and the room has a wooden feature fireplace together with working shutters. The kitchen is fitted with lower and upper units together with butcher's block worktops, most appliances are to be included in the sale. The bedroom is light and airy with a pleasant view over looking over the garden. It is a good size and has a shelved alcove and large walk-in wardrobe with storage above. The bathroom includes a bath with overhead electric shower. There is excellent storage throughout supplied by lot of cupboards. A private front garden gets sunshine throughout the day and has a paved patio and well stocked border containing a variety of shrubs. The property is surrounded by lovely walks and cycle paths with the Shore area easily reached on foot. There are quick links to both the City Centre and the airport via buses and trams.

Vestibule

Hall

Lounge

Kitchen (some appliances included)

Double bedroom

Bathroom with electric shower

Double glazing and gas central heating

Good storage

Private front garden

On street parking





LEITH LINKS

Leith Links, which lies to the North-East of the city centre, has a range of local shopping facilities which cater for day to day needs with a more comprehensive variety available in nearby Leith Walk and Ocean Terminal. Leith and Leith Links has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All blinds, light fittings, washing machine, fridge, gas hob, electric oven and microwave are included in the sale (no warranties given). The garden shed is to be included in the sale together with flower pots if desired.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

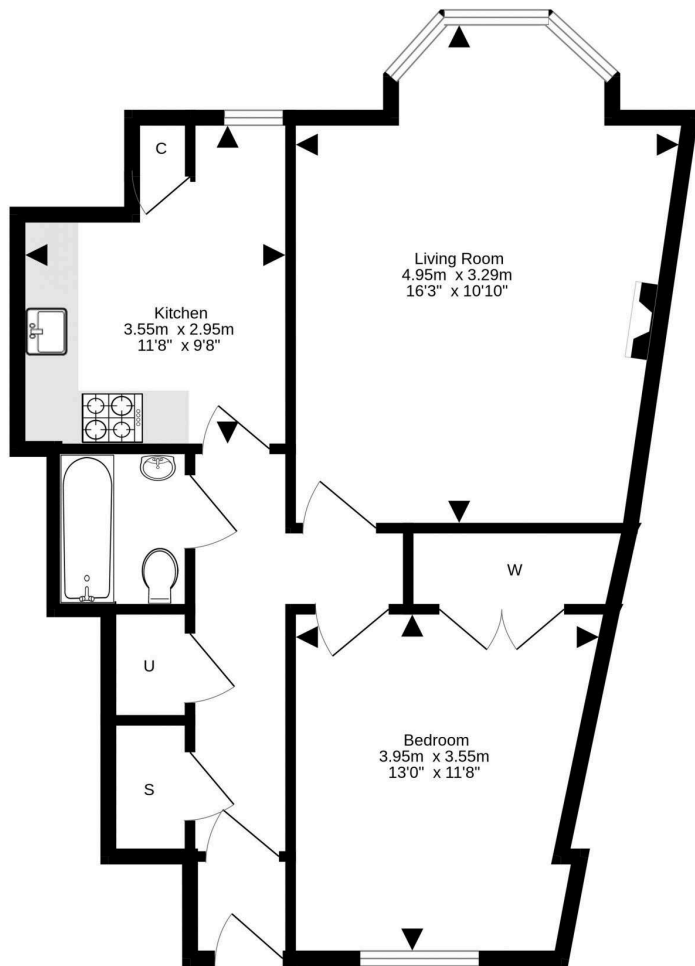
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Home Report Valuation

£205,000

EPC Rating

D



TOTAL FLOOR AREA : 60.6 sq.m. (652 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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