





This well-presented flat is situated on the second floor of a handsome, traditional tenement building in Leith and offers a generous living room, a dining kitchen, a double bedroom, a box room, and a shower room, all enhanced by attractive, modern presentation. Externally, the flat benefits from access to a good-sized, shared rear garden and, with the city centre under a mile away and reachable within 15 minutes by foot, is sure to appeal to a wealth of buyers.

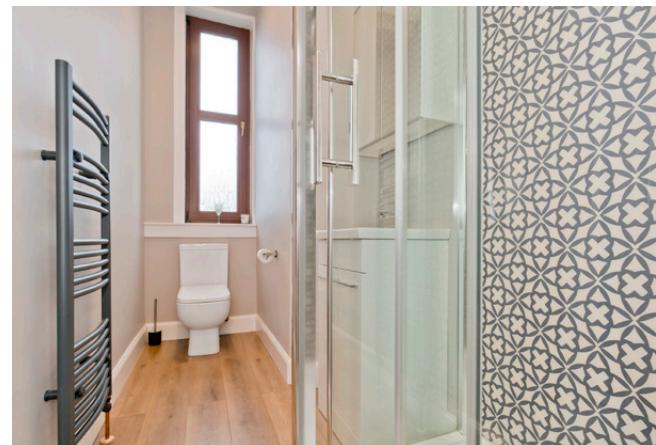
Extras: Integrated kitchen appliances comprising a double oven, a gas hob, and an extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Traditional second-floor flat in Leith
- Well-presented, modern interiors and period features
- Secure shared stairwell
- Entrance hall with storage
- Living room with southeast-facing bay window
- Contemporary dining kitchen
- Spacious double bedroom
- Attractive shower room
- Good-sized shared rear garden
- Controlled on-street parking (Zone N1)
- Gas central heating and double glazing
- EPC Rating - C
- Council Tax Band - D



**"CONTEMPORARY DINING
KITCHEN AND A
SPACIOUS DOUBLE
BEDROOM"**



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EAST LOTHIAN

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EH39 4AG
01620 893 481



DUNDEE

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DD1 1NU
01382 201 000

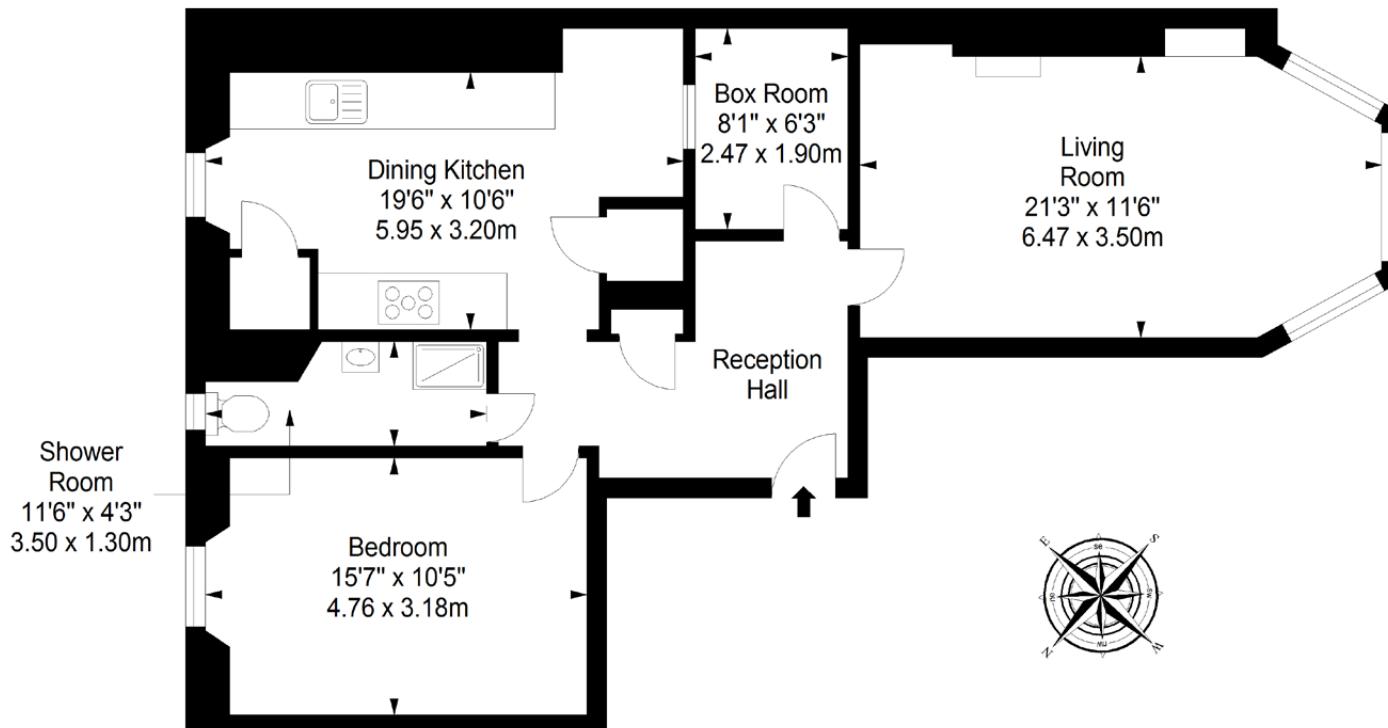


BORDERS

01890 880 008

Second Floor

Approx. 79.5 sq. metres (855.7 sq. feet)



Total area: approx. 79.5 sq. metres (855.7 sq. feet)



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