



282, 2F2 Leith Walk
Edinburgh, EH6 5BX

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

LOCATION

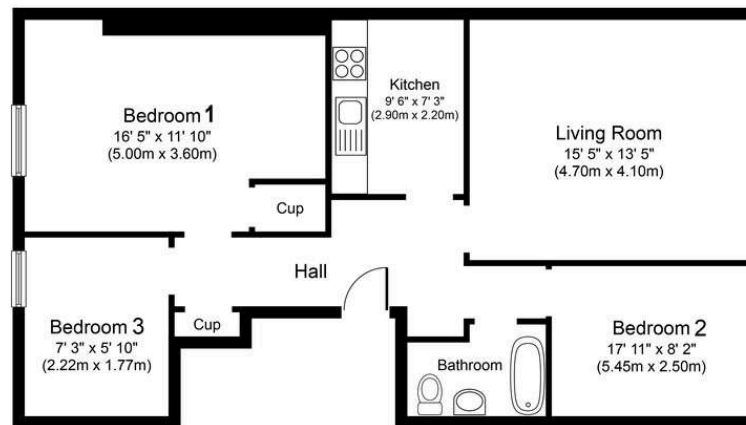
Leith is the port of Edinburgh situated around 2 miles from Edinburgh city centre and is a vibrant and diverse place to live. It offers a wonderful array of restaurants, cafes and bars, many of which are to be found at the nearby cosmopolitan Shore. With its unique blend of old and new architecture, Leith has become a popular area with young professionals, yet it retains a distinctive character separate from the rest of the city. The city centre is a short distance away where there are fantastic amenities. Ocean terminal shopping centre, a large flagship development which houses over 70 national and boutique retailers, multi-screen cinema, restaurants and leisure facilities is also a few minutes' walk away, as is The Royal Yacht Britannia, one of the city's leading tourist attractions. Leisure activities can be found locally at Leith Victoria Leisure Centre and David Lloyd Fitness Club. The Water of Leith cycle path is close by linking to a network of routes throughout the city. Leith Links and Pilrig Park are nearby for a relaxing stroll. The area is well served with schooling for all ages. There are frequent bus services to the city centre.

DESCRIPTION

Annan are pleased to market 282 2F2 Leith Walk which is a bright and spacious second floor flat, set within a traditional C listed tenement.

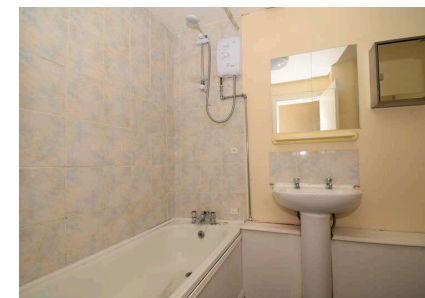
Ideally located for a short walk into city centre or useful for the tram extension with a stop outside the building. The property requires extensive renovation, however, this provides a blank canvas to suit personal design and taste. Entered through a secure door entry system, via a communal stairwell, the accommodation comprises: entrance hall with cupboard off; living room with ornate cornicing, shelved recess and view up and down Leith Walk; internal kitchen; double bedroom 1 with cupboard off; double bedroom 2, single bedroom 3 and internal bathroom with shower over bath. Further benefits are gas central heating, sash and case windows, shared rear garden, great local amenities, short walk into town, tram stop outside the building and Pilrig Park a few minutes' walk away. EPC Rating C

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



Approximate Floor Area
788 sq. ft.
(73.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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