

COULTERS[©]

WELCOME TO:

BANGOR ROAD

8 Bangor Road, Leith, Edinburgh, EH6 5RT



BANGOR ROAD AT A GLANCE:



Vibrant Leith location



Main door upper villa with shared rear garden



Living room with Juliet balcony



Cosmopolitan Shore nearby



Walking distance of The Water of Leith



Exceptional amenities

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:

Situated just off Leith's lively Great Junction Street and minutes from the cosmopolitan Shore this is a well-presented two-bedroom main door upper villa property with a beautifully kept shared rear garden. Well-proportioned throughout the accommodation is in turn-key condition boasting a tasteful interior which includes wood-inspired flooring along with a stylish upgraded bathroom. Close to scenic green spaces and excellent transport links, this is a wonderful opportunity.

- Bright living room with a stylish neutral interior including wood-inspired flooring, and a focal mantelpiece. Twin windows flood the room with light and there is access to an elegant Juliet balcony that overlooks the rear gardens.
- Kitchen with ample wall and floor units, worktops, grey splashback, and integrated appliances including a fridge/freezer, washing machine, extractor hood, gas hob, and an oven.
- Principal double bedroom with wood-inspired flooring situated to the rear.
- Second cosy double bedroom to the front of the property.
- A stylish fully tiled bathroom with a rainfall shower over bath.
- Partially floored attic with access via Ramsay ladder.
- Gas central heating and double glazing throughout.
- Beautifully kept shared rear garden with lawn and established hedges.
- On-street parking.



LOCATION, LOCATION, LOCATION:

Historic Leith is a popular area with an exceptional variety of leisure, dining, and retail choices and is only a short distance from Edinburgh's City Centre. There are scenic green spaces all within walking distance of the property including The Water of Leith Walkway, Pilrig Park and Leith Links. Fashionable eating and drinking spots are moments away. The trendy waterfront Shore a ten-minute walk, boasts Michelin-starred Martin Wishart's and The Kitchin, The King's Wark, and The Ship on The Shore amongst others.

Superb leisure amenities await at Leith Victoria Swim Centre, David Lloyd at Newhaven with indoor and outdoor swimming pools, tennis courts, fitness classes, and a state-of-the-art gym; and the Sir Terence Conran-designed Ocean Terminal which has a VUE Cinema and PureGym, along with popular eateries.

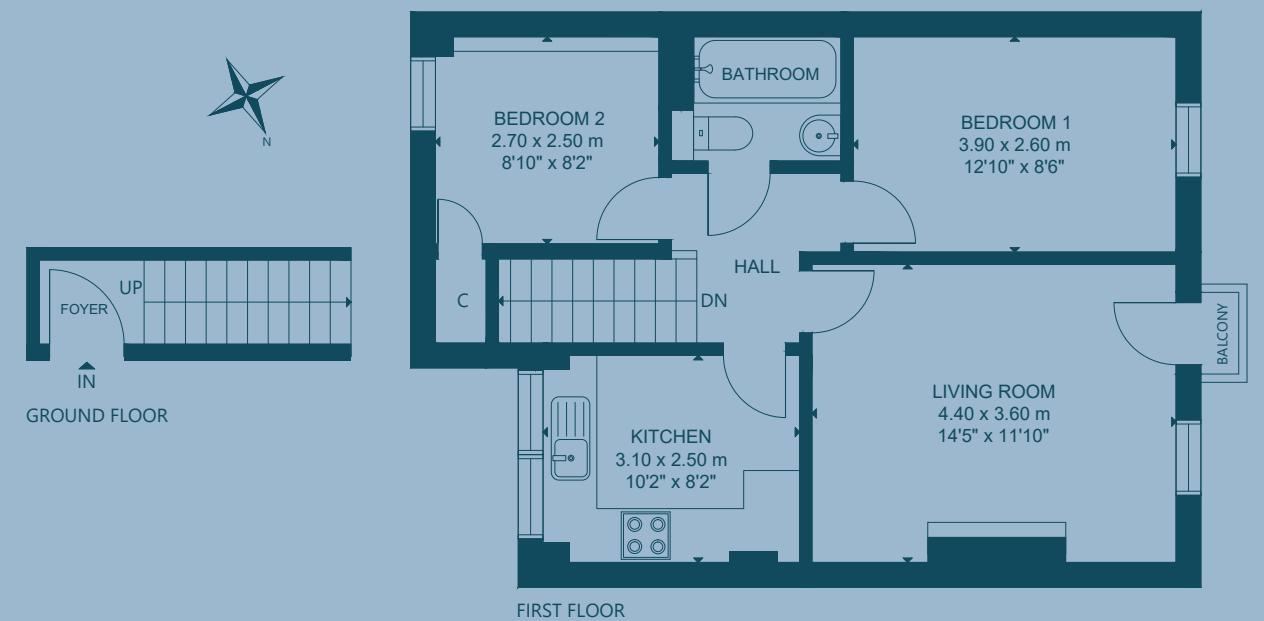
Daily shopping needs are met by an eclectic mix of convenience stores, independent retailers, and grocers like Tesco Express and Lidl, whilst a large Tesco sits at the foot of Leith Walk on Duke Street.

There is well-regarded primary and secondary schooling at Leith Academy and Leith Primary School whilst Edinburgh's private schools are all easily reached.

Excellent transport links ensure that regular bus services take you swiftly into the City Centre, Waverley Train Station, and onward to Edinburgh International Airport. The current tram extension will provide access between Leith, Newhaven, the City Centre, and Edinburgh International Airport when completed in 2023.



FLOOR PLAN:



8 Bangor Road, Leith, Edinburgh, EH6 5RT

Approx. Gross Internal Area

616 Sq Ft - 57 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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