





LAW • PROPERTY • FINANCE



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This well-presented ground-floor flat forms part of a traditional building in Leith and represents an ideal purchase for first-time buyers, professionals, couples, downsizers, and rental investors alike, with an open-plan living area, a double bedroom, and a bathroom. Externally, the flat benefits from a private front garden, access to a shared garden and unrestricted on-street parking. Leith's fantastic amenities, transport links, and open spaces lie within easy reach of the property.

Extras: Kitchen appliances and bedroom wardrobe will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Traditional ground-floor flat in Leith
- Ideal location close to amenities
- Just over a mile from the heart of the capital
- Secure shared entrance
- Welcoming hall
- Open-plan kitchen/living room
- Spacious double bedroom
- Bathroom with shower-over-bath
- Private front garden
- Access to a shared garden
- Unrestricted on-street parking
- EPC Rating D
- Council Tax Band A



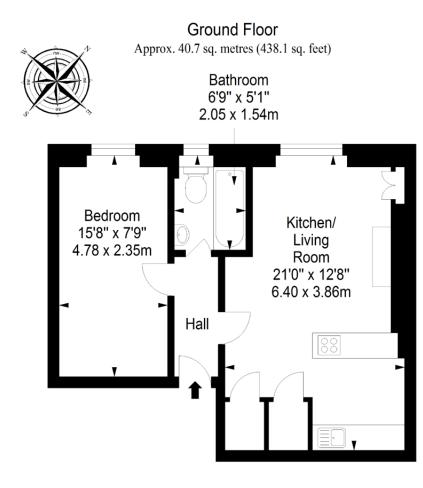
"OPEN-PLAN KITCHEN/ LIVING ROOM, A SPACIOUS DOUBLE BEDROOM & A BATHROOM WITH SHOWER-OVER-BATH"











Total area: approx. 40.7 so. metres (438.1 so. feet)

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OnTheMarket



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square EH1 2BW 0131 516 5366

GLASGOW

160 West George Street G2 2HQ 0141 530 2021

EAST LOTHIAN

33 Westgate EH39 4AG 01620 893 481

DUNDEE

11 South Tay Street DD1 1NU 01382 201 000

BORDERS

01890 880 008

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to not enterest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.

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espc CHARTERED FIRM

PROTECTED