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14 Claremont Road, Edinburgh, EH6 7NE

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Description

Handsome stone fronted Edwardian terraced house with private front and rear gardens on a quiet residential street close to Leith Links. The property is well maintained and has many original, charming period features including ornate cornicing, bay windows and Edinburgh presses. The high ceilings give a light and airy feel throughout the property and the bay windows on both sides provide plenty of natural light. The property has excellent potential and would make an ideal family home.

The accommodation comprises:

- Welcoming vestibule and entrance hall with storage cupboard beneath the stairs
- Bay windowed front facing sitting room with feature fireplace with tiled cheeks and decorative surround, ornate egg and dart style cornicing and shelved press
- Dining room to the rear with gas fire, shelved press and bay window
- Modern kitchen fitted with a range of sage units and solid oak worktops with inset stainless steel sink with drainer and tiled splashbacks
- Porch / utility area with direct garden access
- Upstairs there are two generous bay windowed double bedrooms with fitted wardrobes
- Good sized third bedroom
- Modern tiled family bathroom with pedestal wash basin, WC, bath and separate shower enclosure

VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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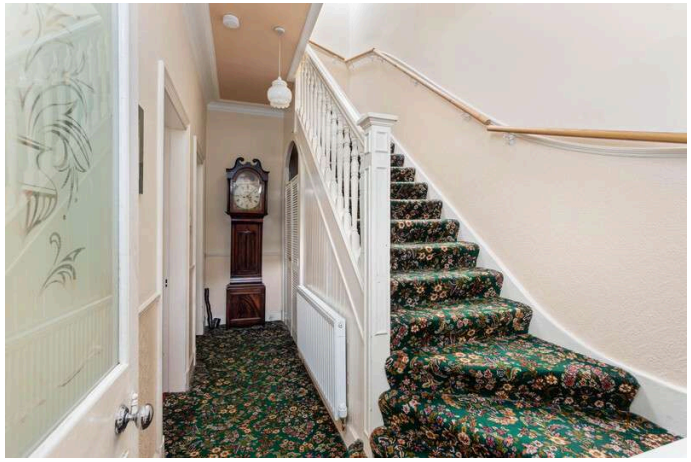

Location

The property is located within the popular area of Leith Links which lies north east of Edinburgh City Centre. It is a historic area which has undergone a huge transformation in recent years with significant investment to redevelop Leith Docks and the surrounding area. There is now a vibrant centre of Leith with many trendy and award winning restaurants and bars. Furthermore, nearby Leith Walk has an excellent range of services including a wide choice of local speciality shops, delicatessen, restaurants, bars and banks. Further shopping is available at Ocean terminal and at Meadowbank Retail Park. Local supermarkets include a Scotmid, Lidl and Tesco at the Foot of Leith Walk, Asda at Newhaven and a Sainsbury's at Meadowbank. The area is served by a frequent bus service operating to the City centre. It is close to Leith Links public park which offers a pleasant green space for walking.

Outside and Gardens

The pleasantly landscaped rear garden has a bright westerly aspect and has a paved patio area, lawn with well stocked borders and is enclosed by wall, making it child and pet friendly.

Extras

The fixed floor coverings, blinds, light fittings, curtains and kitchen appliances are included in the sale.

Council tax

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

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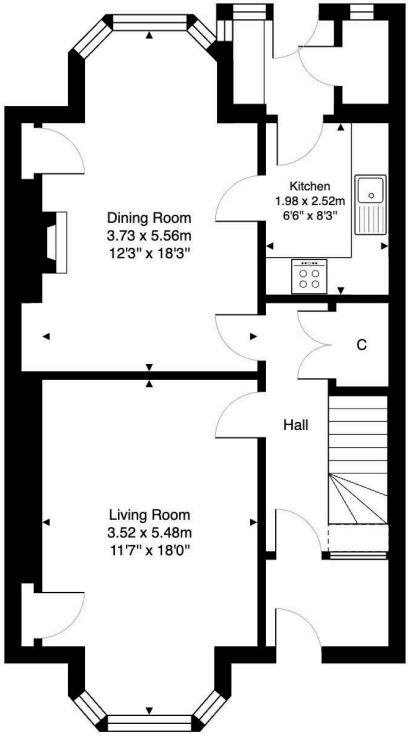
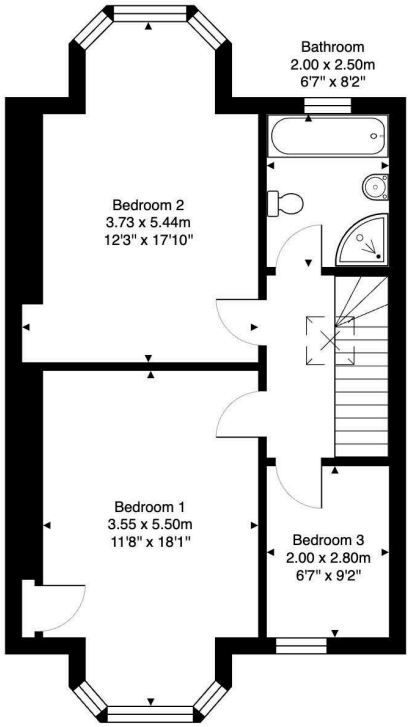
Total Area: 117.7 m² ... 1267 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor

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Offers can be submitted in writing, fax or email:

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