



101 Cornhill Terrace
Edinburgh, EH6 8EH



"101 Cornhill Terrace is a bright and spacious double upper flat with excellent views over Edinburgh"

- ENTRANCE HALL
- HALLWAY
- LIVING ROOM
- KITCHEN
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR / OFFICE
- FAMILY BATHROOM
- WET ROOM
- GAS CENTRAL HEATING
- SASH & CASE WINDOWS
- PRIVATE REAR GARDEN
- ON STREET PARKING





LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops. The nearby Ocean Terminal has an excellent range of shops, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia. Leith Links itself also provides a lovely environment to walk, take children to the play park or to take dog/s for exercise which could lead onto the recently upgraded walkway with exits at Pirniefield, the Findlay's, Restalrig Road, Lochend Road or Easter Road. Education is well served locally from nursery, primary and secondary schooling. The refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus are all easily reached. The property is ideally placed for those working within the city centre and has an excellent public transport service. A short drive away allows access onto the beginning of the A1 from where the city bypass and other areas can be reached.

COUNCIL TAX

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



DESCRIPTION

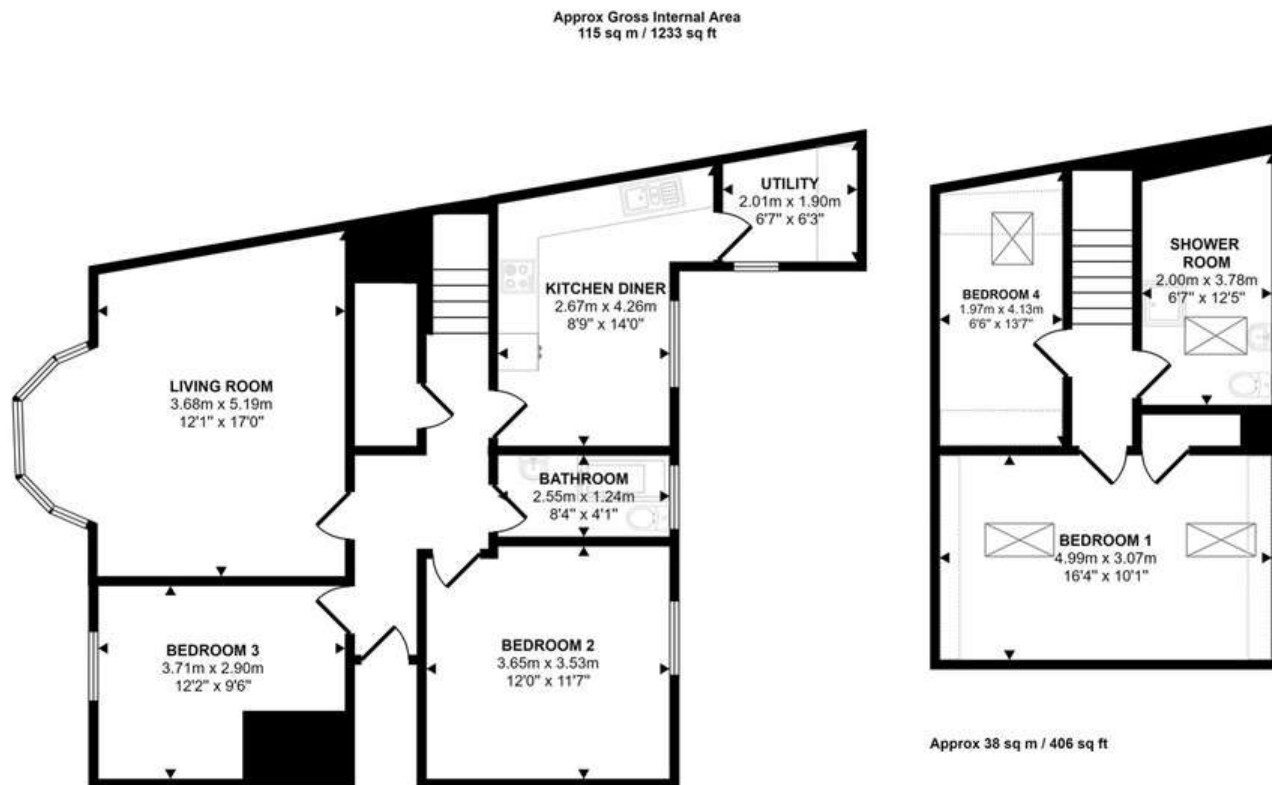
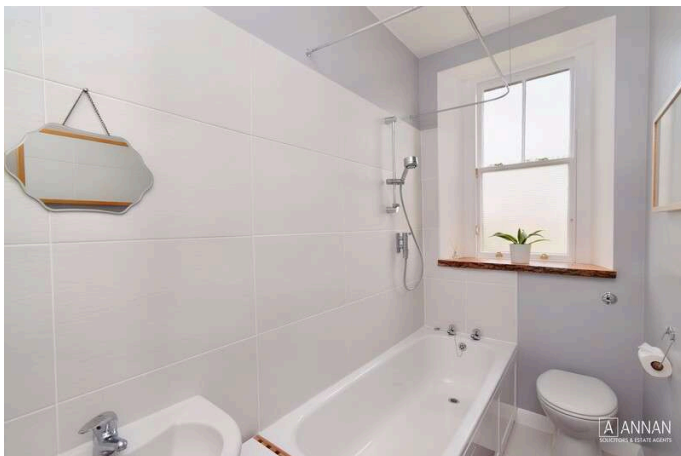
101 Cornhill Terrace is a bright and spacious double upper flat, situated within a quiet residential street 2.5 miles north east of Edinburgh City centre in the well-regarded district of the Leith Links. With well-proportioned and exceptionally presented accommodation throughout, along with beautiful views over Edinburgh to Arthur's Seat and Calton Hill, early viewing is highly recommended. The accommodation comprises: main-door leading to hallway and staircase to the accommodation with a door to the private rear garden; south-facing living room with bay window, ornate cornicing and marble fireplace; fitted kitchen/diner with integrated cooker leading to the utility room; spacious bedroom one with built in wardrobes and Velux windows; 2 additional double bedrooms; office/single bedroom 4 with Velux window; family sized bathroom with mains fed shower over bath and wet room on upper floor.

Further benefits include gas central heating, sash and case windows, private rear garden laid to mainly lawn and on street parking.

EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx 38 sq m / 406 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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