



**67 Prospect Bank Road, Leith Links,
Edinburgh, EH6 7NX**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

ONE BEDROOM MAIN DOOR FLAT



Attractive, one-bedroom, main door flat situated in the popular Leith Links district in Edinburgh, close to local amenities, Leith Links and transport links. The property has been newly decorated throughout in neutral colours. Formally a shop this flat is on the ground floor, has a private entrance door leading into an open plan kitchen/dining/living room with a range of fitted units and plenty of space for dining and seating. There is a double bedroom, a shower room and separate w.c. There is electric heating and double glazing installed. This is an ideal first-time buyer's property or investment opportunity.

Main door flat
Open plan kitchen/dining/living room
Double bedroom
Shower room
W.C.
Electric heating
Double glazing
On street parking





LEITH LINKS

Leith Links, which lies to the North-East of the city centre, has a range of local shopping facilities which cater for day to day needs with a more comprehensive variety available in nearby Leith Walk and Ocean Terminal. Its location, within close proximity to the Scottish Government's offices at Victoria Quay, offers regular public transport runs to and from the city centre and surrounding areas. Recreational amenities include nearby Leith Links. The fashionable Shore district offers an increasingly large choice of renowned restaurants and wine bars.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

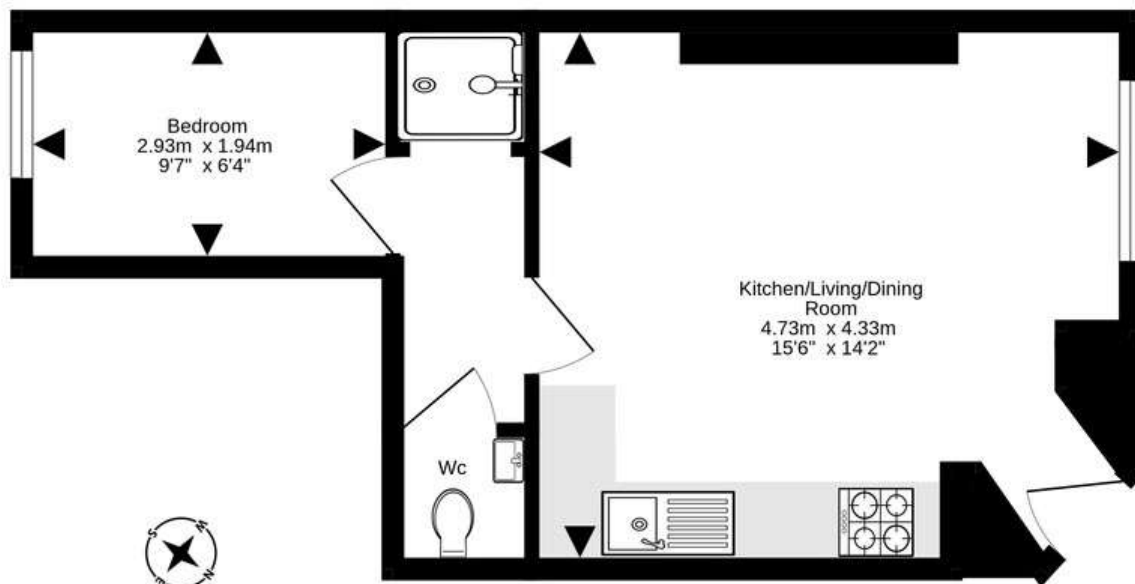
Council Tax Band

Home Report Valuation

£100,000

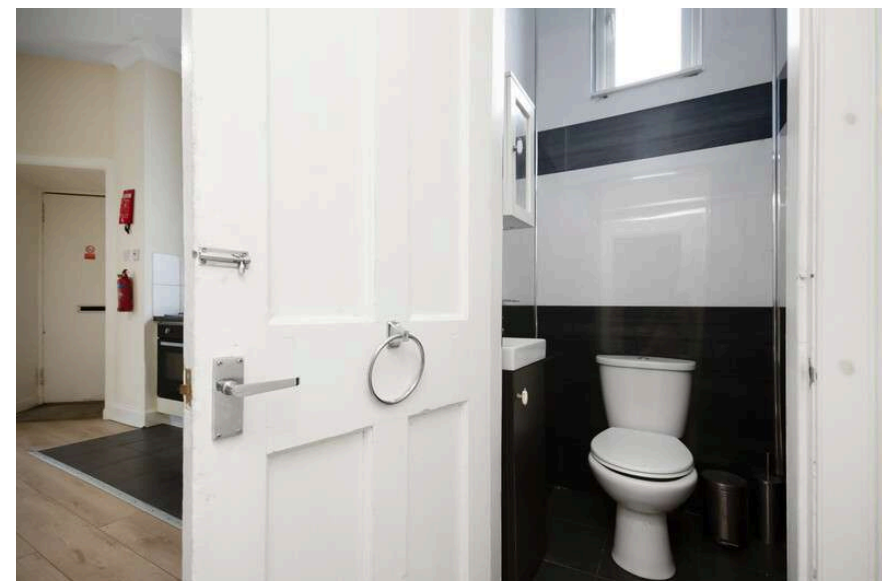
EPC Rating

D



TOTAL FLOOR AREA : 29.3 sq.m. (316 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2023



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executory Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation

ēspc

89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.