

LEITH

17/10 THORNTREE STREET  
EH6 8PU



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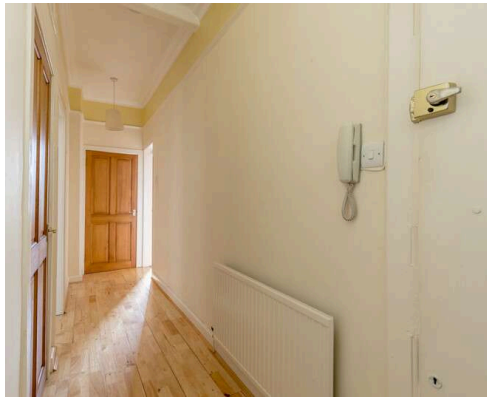
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EPC RATING: D

OFFERS OVER £190,000



## PERFECT FIRST TIME BUYER OR INVESTOR TWO BED FLAT IN TRENDY LEITH

Located in a quiet cul de sac location, this two bed top floor flat would make a perfect home for first time buyers or investors wishing to rent out. Ready to move into with modern shower room and kitchen. A few minutes' walk from Leith Walk and all its amenities and close to the open spaces of Leith Links.

### VIEWING

Sun 2-4 or by appt 0131 4466850

### PROPERTY DESCRIPTION

- Hall with wooden flooring and handy storage cupboard
- Good sized living/dining room with feature fireplace, Edinburgh press & open outlook. Glass partition leading to
- Kitchen with good range of modern wooden fitted units & appliances
- Spacious double bedroom to front with Edinburgh press
- Second double bedroom to rear
- Shower room with large contemporary walk-in shower unit
- Separate wc with sink
- Gas central heating from combi boiler serviced annually
- Double glazed windows
- Well maintained communal rear garden
- Free on street parking

### AREA

Leith is a very popular, trendy area in the east of the city which offers an excellent range of supermarkets (including Tesco & Lidl), independent retailers, gyms, coffee shops, bars & restaurants along Leith Walk, Easter Road and the Shore. There is great local schooling and superb amenities within the vicinity, with easy access into the city centre with its nightlife, theatres & cinemas, especially the new St James Quarter. The flat is also well placed for lots of walks and open spaces including Leith Links, the Water of Leith, Holyrood Park & Arthur's Seat. There are numerous bus services both into & out of town and the new tram link will be running shortly, providing direct access to Edinburgh Park and the airport. There is also easy access to the motorway network.

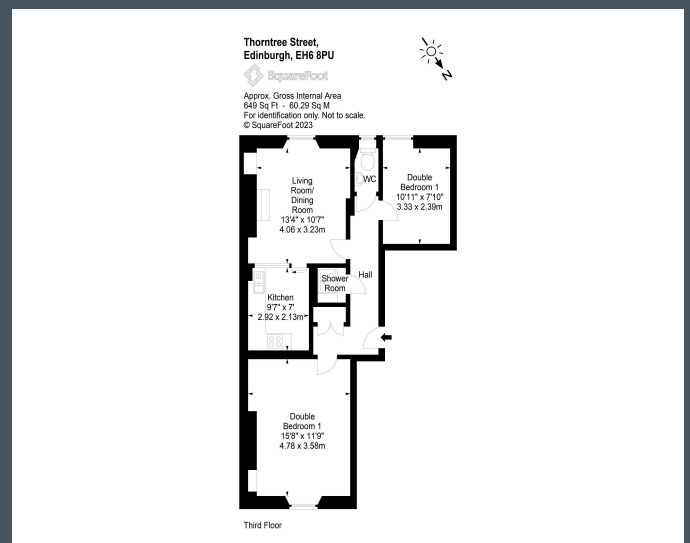
### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, washing machine and freestanding fridge freezer are included in the sale. Some items of furniture may be available by separate negotiation.

### HOME REPORT VALUATION

£200,000

Living/dining room	13'4 x 10'7 (4.06 x 3.23m)
Kitchen	9'7 x 7' (2.92 x 2.13m)
Bedroom 1	15'8 x 11'9 (4.78 x 3.58m)
Bedroom 2	10'11 x 7'10 (3.33 x 2.39m)



### Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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