



12 PROSPECT BANK CRESCENT

LEITH LINKS, EDINBURGH, EH6 7NP



2 PUBLIC



2 BED



1 BATH

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12

PROSPECT BANK CRESCENT

Situated in the sought-after Leith Links area of the city, this traditional semi-detached bungalow offers easily manageable single-storey accommodation, including two bedrooms, two reception rooms, a kitchen, and a bathroom, plus delightful gardens, a detached, versatile studio/office space, and a private driveway. The home would be perfect for young families, couples, professionals, downsizers, and rental investors alike, and benefits from outstanding amenities and open spaces within easy reach.

Features

- Traditional semi-detached bungalow in Leith Links
- Entrance vestibule and hall with storage
- Southerly facing living room
- Dining room
- Modern kitchen
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Delightful gardens
- Detached versatile studio/home office space
- Private driveway
- Gas central heating and double glazing



EPC Rating - D

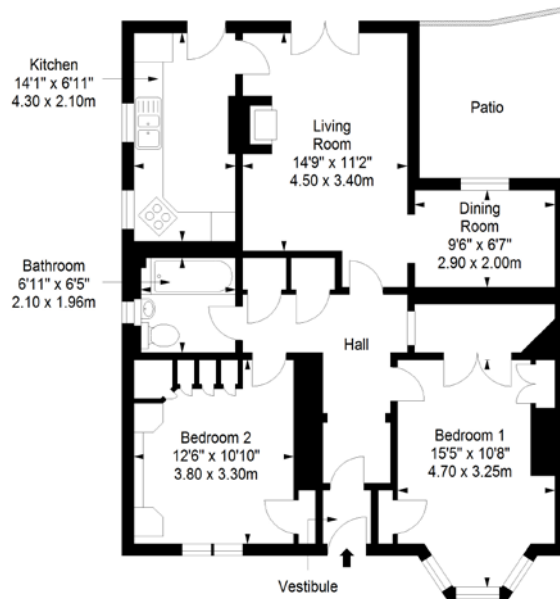
Home Report Value - £400,000

For up to date price & viewing information contact VMH Property or visit us online.

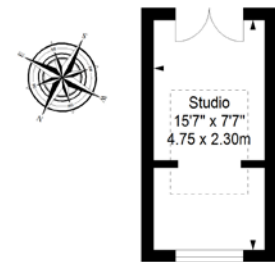


Extras: All fitted floor coverings; window coverings; Light fittings; fridge-freezer; washing machine; dishwasher; oven and hob to be included within the sale.

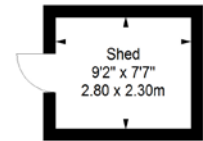
Ground Floor
Approx. 83.3 sq. metres (896.7 sq. feet)



Studio
Approx. 10.9 sq. metres (117.3 sq. feet)



Shed
Approx. 6.4 sq. metres (68.9 sq. feet)



Total area: approx. 100.6 sq. metres (1082.9 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.