

**69 Prospect Bank Road**  
**Edinburgh, EH6 7NX**



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.

## LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The nearby Ocean Terminal has an excellent range of shops, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia. Further shopping can be carried out in the neighbouring Leith, Meadowbank and Portobello areas.

The sports minded will appreciate the wide variety of recreational facilities including, Victoria Baths and Fitness Centre, Meadowbank Sports Centre, two local outdoor bowling clubs, Leith Franklin Cricket Club and the well known Leith Links where many sporting activities take place.

Education is well served locally from nursery, primary and secondary schooling.

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.

## DESCRIPTION

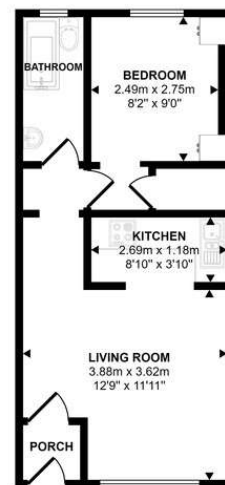
69 Prospect Bank Road is a well-presented, one bedroom, main-door flat, set on the ground floor and part of a traditional stone-built terrace. The property is located in the popular Leith Links area of Edinburgh, north of Edinburgh city centre. The accommodation comprises: entrance vestibule with cloakroom space; bright and spacious, open-plan living/dining room and stylish kitchen; rear facing double bedroom with overbed store cupboards and tiled bathroom with mains fed shower. Further benefits include gas central heating and double glazing.

The energy efficiency rating for this property is band C

## COUNCIL TAX

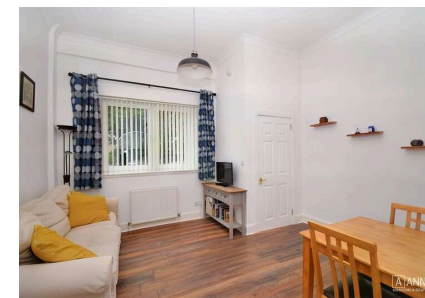
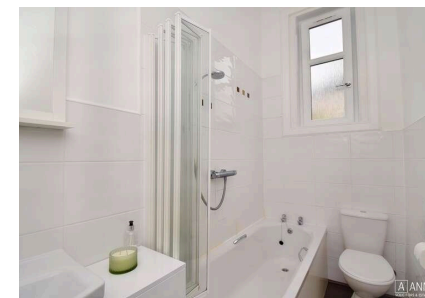
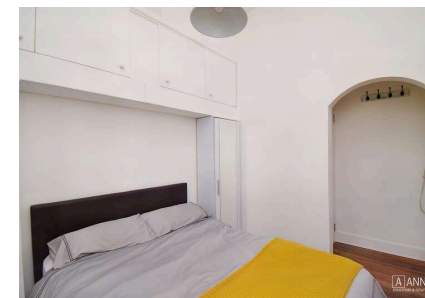
It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

Approx Gross Internal Area  
35 sq m / 376 sq ft



Floorplan

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.



**A** ANNAN  
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk



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