



GILSON GRAY

LAW • PROPERTY • FINANCE

4/1 BETHLEHEM WAY

Leith, Edinburgh, EH7 6FB



Boasting stylish, contemporary interiors, this ground-floor flat forms part of an established modern development in Leith and enjoys an open-plan living room and kitchen, a double bedroom with built-in wardrobes, and a shower room, plus access to shared gardens and private residents' parking. The flat is ideally proportioned for first-time buyers, couples, professionals, downsizers, and holiday let/rental investors alike, and it lies within easy reach of fantastic amenities and Lochend Park.

Extras: Integrated kitchen appliances comprising an oven, a hob, an extractor fan, a fridge/freezer, a dishwasher, an integrated washing machine and a freestanding tumble dryer will be included in the sale. The fitted window shutters are also included. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Ground-floor flat in Leith
- Part of an established modern development
- Stylish, contemporary interiors
- Secure shared entrance
- Hall with built-in storage
- Southwest-facing living room
- Attractive kitchen
- Double bedroom with mirrored built-in wardrobes
- Stylish shower room
- Shared gardens
- Private residents' parking
- EPC Rating - C
- Council Tax Band - A

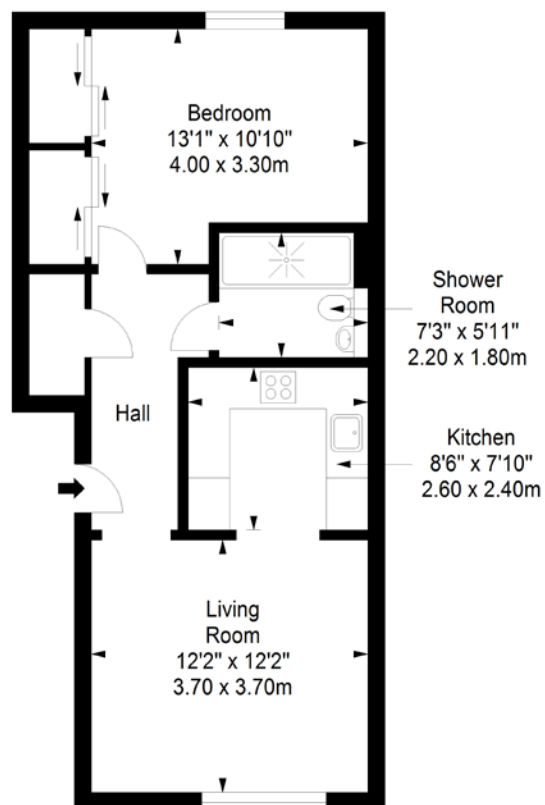


"GROUND-FLOOR FLAT
FORMING PART OF AN
ESTABLISHED MODERN
DEVELOPMENT IN
LEITH, PRESENTED WITH
STYLISH, CONTEMPORARY
INTERIORS"





Ground Floor
Approx. 50.0 sq. metres (538.2 sq. feet)



Total area: approx. 50.0 sq. metres (538.2 sq. feet)

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