

COULTERS[©]

13/7 SOUTH FORT STREET

EDINBURGH, EH6 4DL

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This well-proportioned top floor two-bedroom flat located in the vibrant area of Leith offers bright and spacious accommodation.

The property comprises: a hallway with large built in cupboard, twin windowed lounge, modern style kitchen with plenty of storage units and worktop space. The kitchen contains an integrated oven and 4 ring gas hob.

KEY FEATURES



Immaculately presented top floor flat.



Two generous double bedrooms.



Close to Water of Leith walkway.



Private residents parking.



Within a short walk of The Shore.



Excellent local amenities within walking distance.



The two double bedrooms are generous in size with great views overlooking Keddie Gardens. The master bedroom benefits from a built-in double wardrobe and both bedrooms are filled with natural light. The bathroom is partially tiled with a white three-piece suite with bath and overhead shower.

The property further benefits from gas central heating, double glazing and private residents parking.





THE LOCAL AREA

Edinburgh's historic area of Leith is consistently voted one of the world's trendiest neighbourhoods. Leith Walk, The Shore and Newhaven offer a wide selection of popular bars, fashionable restaurants, and stylish cafes plus there are excellent shopping facilities provided by Tesco and Asda superstores.

Leith Links provides a wonderful open green space with tennis courts and there's also a David Lloyd Health Club at Newhaven with swimming pools, fitness classes and a state-of-the-art gym. A weekly farmers market is held on Dock Place with street food, local produce, and handmade crafts.

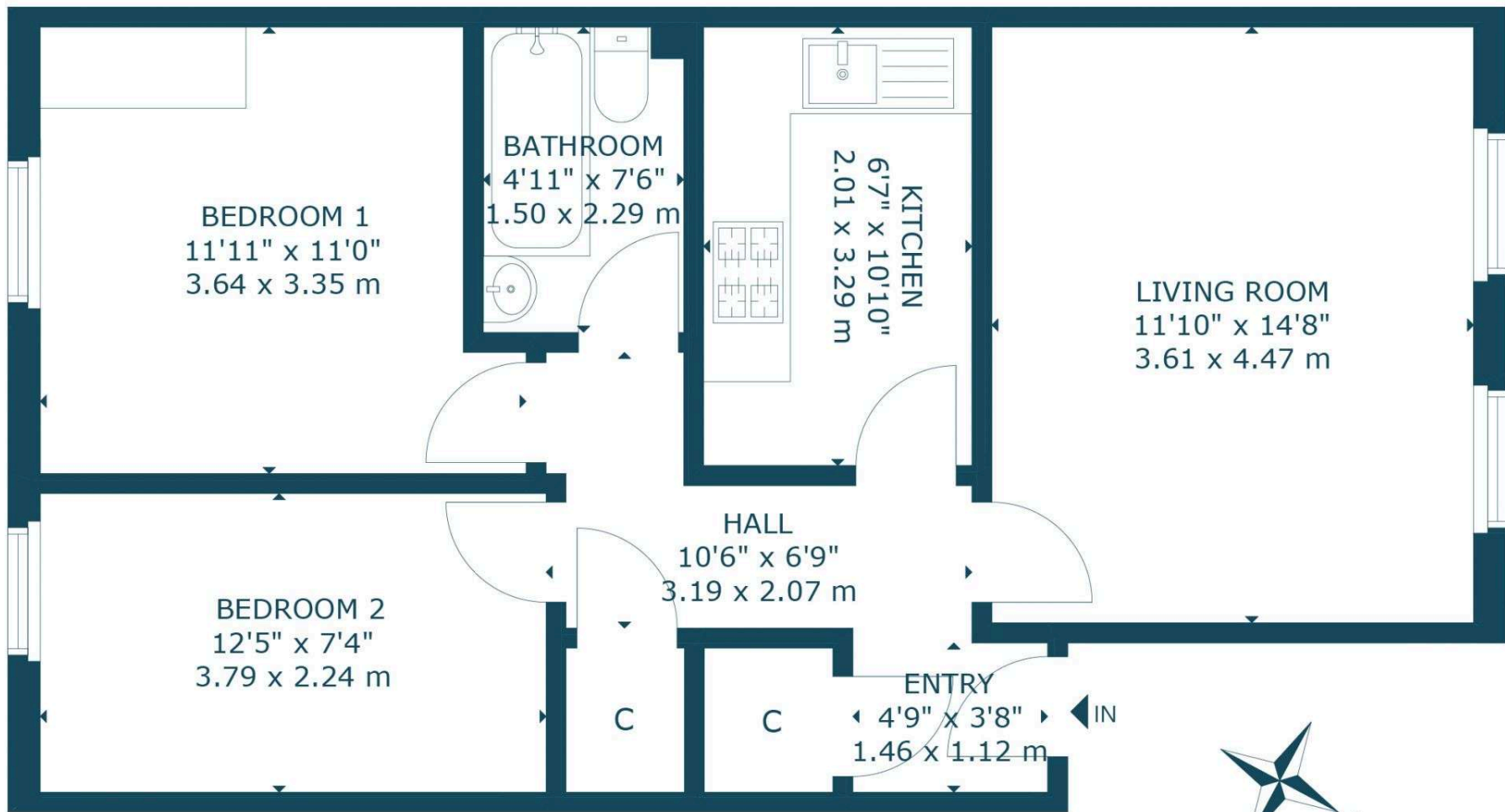
Excellent transport links mean that regular buses and trams take you into the City Centre and onto Edinburgh International Airport.

EXTRAS

All curtains, light fittings, fitted flooring and integrated appliances are included in the sale price.







THIRD FLOOR

13/7 SOUTH FORT STREET, LEITH, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 626 SQ FT / 58 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.