



2 Thorntree Mews, Edinburgh, EH6 8FJ

Description

Immaculately presented, spacious two-bedroom mid terraced eco house, forming part of an exclusive boutique development located in the heart of Leith and close to excellent amenities. It has been finished to a high specification throughout and has been optimised for low running costs. The property benefits from a private off-street parking space within the courtyard, with further permit and paid parking available on street. It also benefits from a landscaped private south facing rear garden, which is fully enclosed and child / pet friendly. Environmentally friendly and cost-saving options have been chosen such as underfloor heating, extensive insulation, a living roof and Vaillant Air Source Heat Pump, which provides hot water and heating. It also has modern UPVC double glazing. There are secure electric gates at the entrance to the development with key fob and code access.

The accommodation comprises:

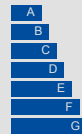
- Welcoming entrance hall with storage cupboard beneath the stairs
- Fabulous open plan kitchen / dining / living room space with French doors leading out to a private garden with patio / gravel seating area and lawn
- Deluxe modern fitted kitchen with modern, soft close handleless units and generous worktops and storage space; a range of integrated appliances including induction hob with extractor hood, microwave, electric fan oven, washing machine, dishwasher and fridge freezer
- Luxury fully tiled downstairs WC and shower room with underfloor heating



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Upstairs landing with storage cupboard housing the hot water cylinder
- Two large sized double bedrooms, both of which have large built-in wardrobes
- Stylish tiled family bathroom fitted with bath, heated towel rail, WC and wash basin with vanity unit and stunning skylight

Location

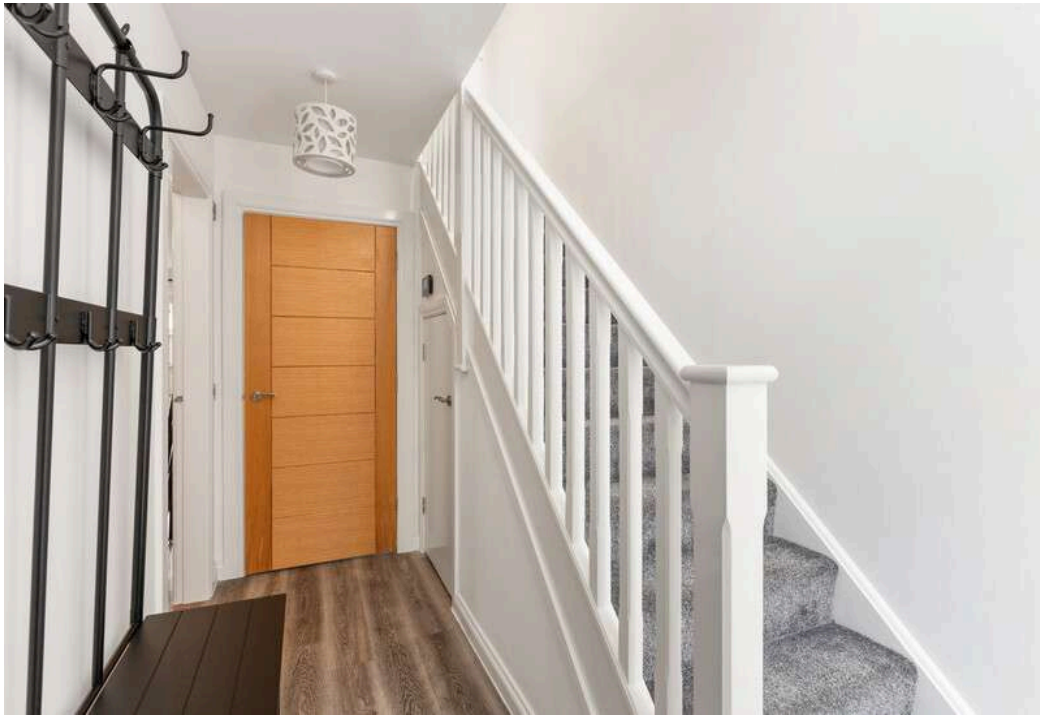
The property is located within the popular area of Leith which lies northeast of Edinburgh City Centre (10 min drive / 25 min walk to Waverley train station). It is a historic area which has undergone a huge transformation in recent years with significant investment to redevelop Leith Docks, Leith Walk and the surrounding area. Leith has a vibrant centre with many trendy and award winning restaurants, pubs and bars. Furthermore, nearby Leith Walk and Easter Road have an excellent range of services including a wide choice of independent local shops, delicatessen, restaurants, cafes, bars and banks. Further shopping and entertainment are available at Ocean Terminal, Omni Centre and the new St. James Quarter, all within walking distance. Local supermarkets include a Lidl and Tesco at the Foot of Leith Walk, Asda at Newhaven and a Sainsbury's at Meadowbank. Only a few minutes walk from the property are frequent bus services operating to the City centre and beyond, as well as the newly opened tram service, operating from Newhaven to the Edinburgh Airport. It is close to Leith Links public park, the Water of Leith and the old railway path leading towards Portobello, offering pleasant green spaces for walking and cycling.

Extras

The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale.

Council Tax - Band D



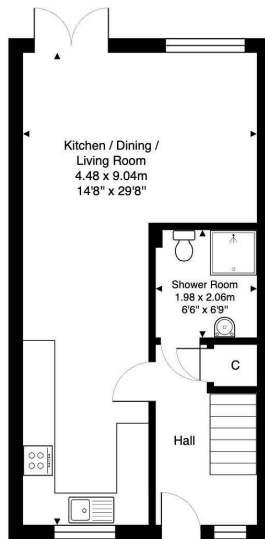




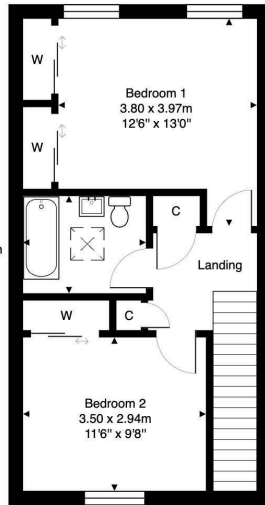
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Total Area: 81.0 m² ... 871 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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