



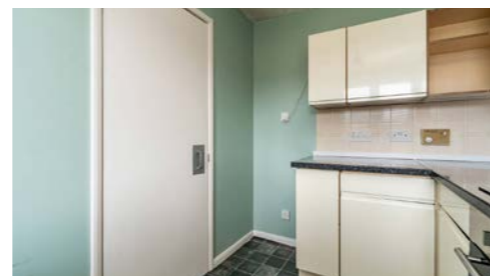
7/7 New Orchardfield
Leith, Edinburgh, EH6 5ES

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Access to attic storage space.
- Generally proportioned living room.
- Kitchen with appliances.
- Good size double bedroom with fitted wardrobes.
- Single bedroom with fitted wardrobes.
- Bathroom with shower.
- Electric heating.
- Double glazing.
- Well maintained communal gardens.
- Residents parking.



GENERAL DESCRIPTION

A top floor flat part of an established development in the vibrant Leith district of the city. The property is perfectly positioned for access to a wide range of local amenities and a short journey to the northeast of Edinburgh City Centre. Ideal for a first-time buyer/young couple or perhaps for letting purposes.

FACTORING NOTE

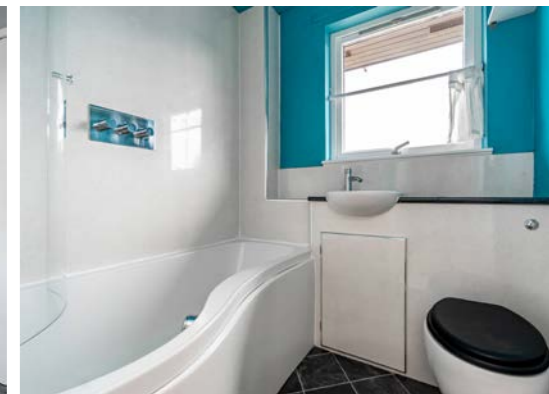
The development is factored by Charles White at an approximate charge of £72 per calendar month. This includes the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 1.5 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

Situated in the popular district of Leith, the property is ideally placed for a wealth of excellent amenities including many bars, restaurants and independent shops situated on Leith Walk, Easter Road and Broughton Street with the excellent amenities of Stockbridge also within easy reach and offering a further varied selection of specialist shops, a Waitrose supermarket, cafes and delis. The Omni Centre and Playhouse Theatre at the top of Leith Walk provide excellent recreational pursuits and the open spaces of Calton Hill, Inverleith Park and Royal Botanic Gardens and access to the Water of Leith Walkway are also easily accessible. The property is within easy walking distance of the long awaited St James Quarter, John Lewis, Harvey Nichols, Princes Street and all the amenities and historic tourist attractions of the City Centre. Positioned perfectly to benefit from an excellent public transport system with 24-hour buses and the recently opened tramline which connects Leith to the city centre and will also provide direct links to Edinburgh International Airport. A short walk away is both Waverley Railway Station and St Andrew Square Bus Station.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING DISHWASHER. THERE ARE NO GUARANTEES FOR ANY OF THE WHITE GOODS.



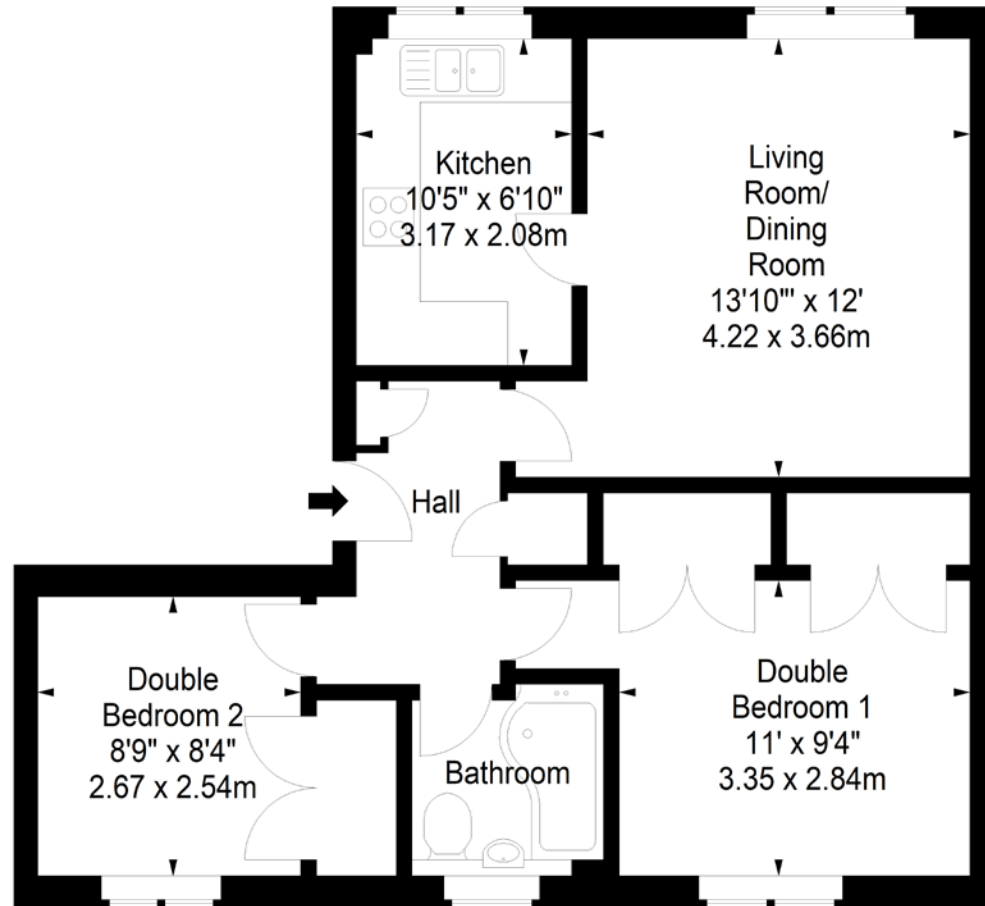
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Approx. Gross Internal Area
593 Sq Ft - 55.09 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING D



Third Floor



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.