



# 5/2 SAINT CLAIR AVENUE

LEITH, EDINBURGH, EH6 8JS



1 PUBLIC



2 BED



1 BATH

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# 5/2

## SAINT CLAIR AVENUE

Situated in popular Leith, this traditional two-bedroom ground-floor flat is ideal for professionals or young families, enjoying access to private and communal gardens, and a private driveway. The appealing property features an elegant living room with direct access to a sunny modern kitchen, an attractive bathroom with a shower-over-bath, and excellent built-in storage.

### Features

- Popular central location
- Traditional ground-floor flat
- Secure entry system
- Entrance hall with storage
- Bright living room with living-flame fire
- Southerly-facing kitchen
- 1 Double bedroom with fitted wardrobes
- 1 Single bedroom with good storage
- Bathroom with shower-over-bath
- Sunny communal rear garden
- Private front garden
- Private driveway
- GCH & DG



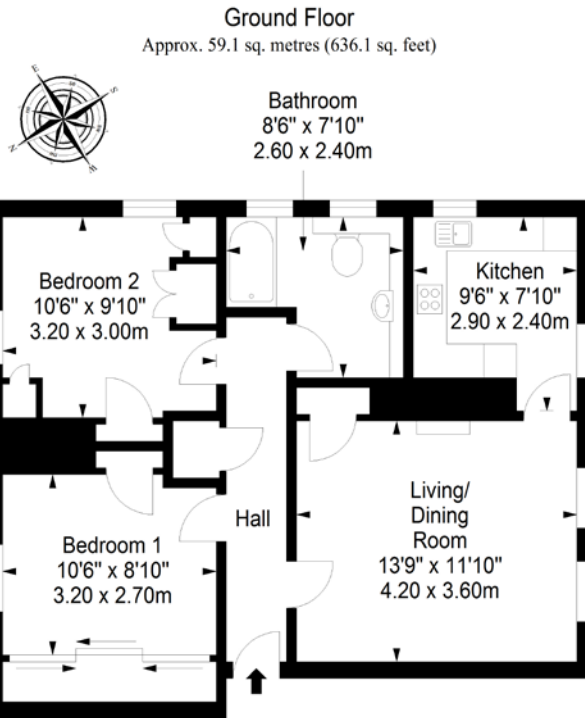
EPC Rating - C

Home Report Value - £200,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.



Total area: approx. 59.1 sq. metres (636.1 sq. feet)



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CHARTERED FIRM

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