

LEITH LINKS
7/6 BLACKIE ROAD
EH6 7NA



EPC RATING: C

OFFERS OVER £210,000



COLOURFUL & BRIGHT TWO BED MODERN FLAT WITH GARAGE - MINUTES FROM LEITH LINKS

This immaculate property has been beautifully updated and would make a superb home for first time buyers, young professionals or a young family. It is located minutes from the wide open spaces of Leith Links and walking distance to the trendy Leith Walk or Shore areas, with their wide range of stores, coffee shops, bars & restaurants. There are excellent transport links into town, including the new tram which stops at the foot of Leith Walk.

VIEWING

By Appointment pls Call 0131 4466850

PROPERTY DESCRIPTION

- Patio area outside front door with seating and plants
- Hall with handy storage cupboard
- Spacious open plan living/dining room with large window overlooking the gardens
- Fully fitted breakfasting kitchen with wide range of good quality wooden units, glass worktops, appliances and space for dining
- Double bedroom 1 with fitted wardrobes and access to cupboard housing hot water heater
- Small double bedroom 2 with fitted wardrobes
- Bathroom with bath with electric shower over, sink, wc and wood panelling
- Solid wood doors, electric heating (gas available in the building) and double glazed windows
- Communal rear garden with large lawn, trees & shrubs
- On site garage
- Self managed development, including stair cleaning and gardening

AREA

Leith Links is a very popular, trendy area in the east of the city which offers an excellent range of supermarkets (including Tesco & Lidl), independent retailers, coffee shops, bars & restaurants along Leith Walk, Easter Road and the Shore. There is great local schooling and superb amenities within the vicinity, with easy access into the city centre with its nightlife, theatres & cinemas especially the new St James Quarter. The flat is also well placed for lots of walks and open spaces including Leith Links, the Water of Leith, Holyrood Park & Arthur's Seat. There are numerous bus services both into and out of town, together with the new tram link which stops at the foot of Leith Walk and provides direct access to the airport. There is also easy access to the motorway network.

EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, cooker hood, integrated fridge freezer, and washing machine are included in the sale.

HOME REPORT VALUATION

£220,000

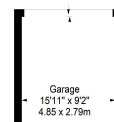
Living/dining room	16'3 x 11'2 (4.95 x 3.40m)
Breakfasting kitchen	12'7 x 7'2 (3.84 x 2.18m)
Bedroom 1	11'8 x 9'8 (3.56 x 2.95m)
Bedroom 2	10'1 x 7'10 (3.07 x 2.39m)

Blackie Road,
Edinburgh, EH6 7NA

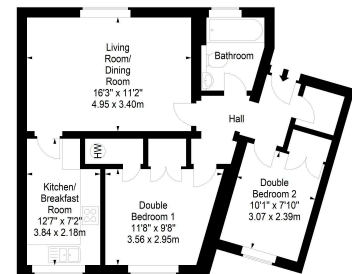
Approx. Gross Internal Area
660 Sq Ft - 61.31 Sq M

Garage
Approx. Gross Internal Area
148 Sq Ft - 13.75 Sq M

For identification only. Not to scale.
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Ground Floor



Second Floor

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

