





LAW • PROPERTY • FINANCE





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This exclusive ground-floor apartment, offering convenient singlestorey living sure to appeal to many buyers (including downsizers), is part of the former Leith Academy, a stunning Gothic-style, B-listed, Victorian building which has been converted into luxury accommodation. The main-door property offers spacious rooms finished to exceptional standards, including two reception areas, two double bedrooms, and a modern dining kitchen, bathroom, and en-suite. Furthermore, the stylish residence has a sought-after location by Leith Links, within easy reach of superb amenities such as a supermarket, school, and park, and regular transport services, including a nearby tramline to the city centre and airport.

Extras: integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition. The property will be sold fully furnished and a sale with tenants in situ may be considered.

FEATURES

- A stylish ground-floor apartment
- Traditional B-listed building (1885-7) with secure access gate
- Prime location by Leith Links
- Neutral interiors throughout
- Private main-door entrance
- Hall/dual-aspect dining room with storage
- Spacious living room with storage
- Breakfasting kitchen with integrated appliances
- Two large double bedrooms with storage
- Quality en-suite shower room
- Family bathroom with overhead shower
- Private allocated parking spaces Secure, shared bike store
- EPC Rating C
- Council Tax Band E





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EDINBURGH

29 Rutland Square EH1 2BW 0131 516 5366

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GLASGOW

160 West George Street G2 2HQ 0141 530 2021

EAST LOTHIAN

33 Westgate EH39 4AG 01620 893 481

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DUNDEE

2 West Marketgait DD1 1QN 01382 201 000

BORDERS 01890 880 008



Total area: approx. 116.8 sq. metres (1257.3 sq. feet)



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and novable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients easy on the above subjects or any part thereof ahead of a notified closing date and will not be obliged to a ccept either the highest or indeed any offer for the above subjects or any part thereof alwed 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.