



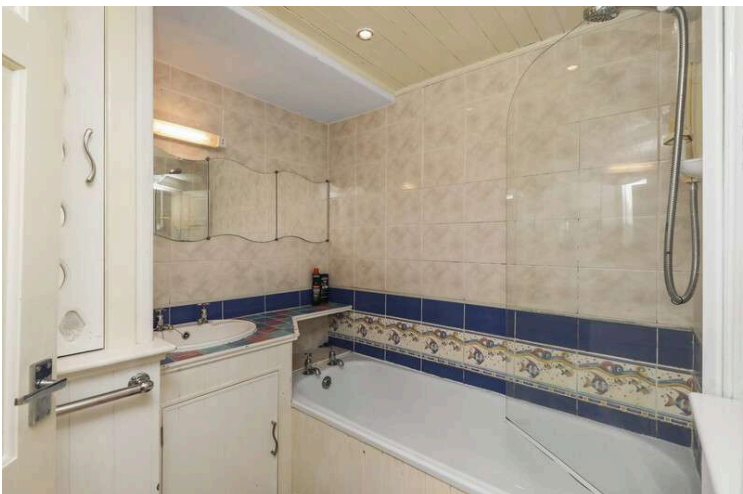
9/7 Buchanan Street, Edinburgh, EH6 8SH

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Fabulous first time buyer or investment opportunity, this stylish first floor flat offers bright and spacious accommodation. The property forms part of a traditional tenement building with secure entry system along with communal gardens to the rear. The property is ideally located on a quiet street within the vibrant Leith area of Edinburgh close to a wide variety of superb leisure and retail amenities as well as fabulous open green spaces, and only a short walk to the city centre. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance hallway.
- Spacious living room with twin windows and wall mounted fire.
- Stylish fitted kitchen with a range of wall and base units along with integrated appliances and a breakfast bar.
- Generous sized bedroom with useful storage.
- Bathroom comprising bath and wash hand basin.
- Separate WC with wash hand basin.
- Double glazing.
- Communal gardens to the rear.
- Residents permit and metered parking.



Location

Historic Leith is a vibrant, bustling area with a wide variety of leisure and retail amenities. Renowned restaurants, stylish bars, cafes, and independent retailers are in abundance, with the cosmopolitan Shore on the waterfront offering Michelin starred eateries. A Tesco superstore is just a short walk away. Recreational activities can be found at Dalmeny Park and Pilrig Park which are both only moments away by foot and nearby Ocean Terminal boasting a gym, cinema, along with a range of all the favourite High Street retailers. Regular bus services take you swiftly into the city centre and Waverley Railway Station. Buchanan Street is well-positioned for access to the city bypass and a short walk from the new Edinburgh Tram Line extension which offers fantastic access directly to Edinburgh Airport and to Leith's Shore.

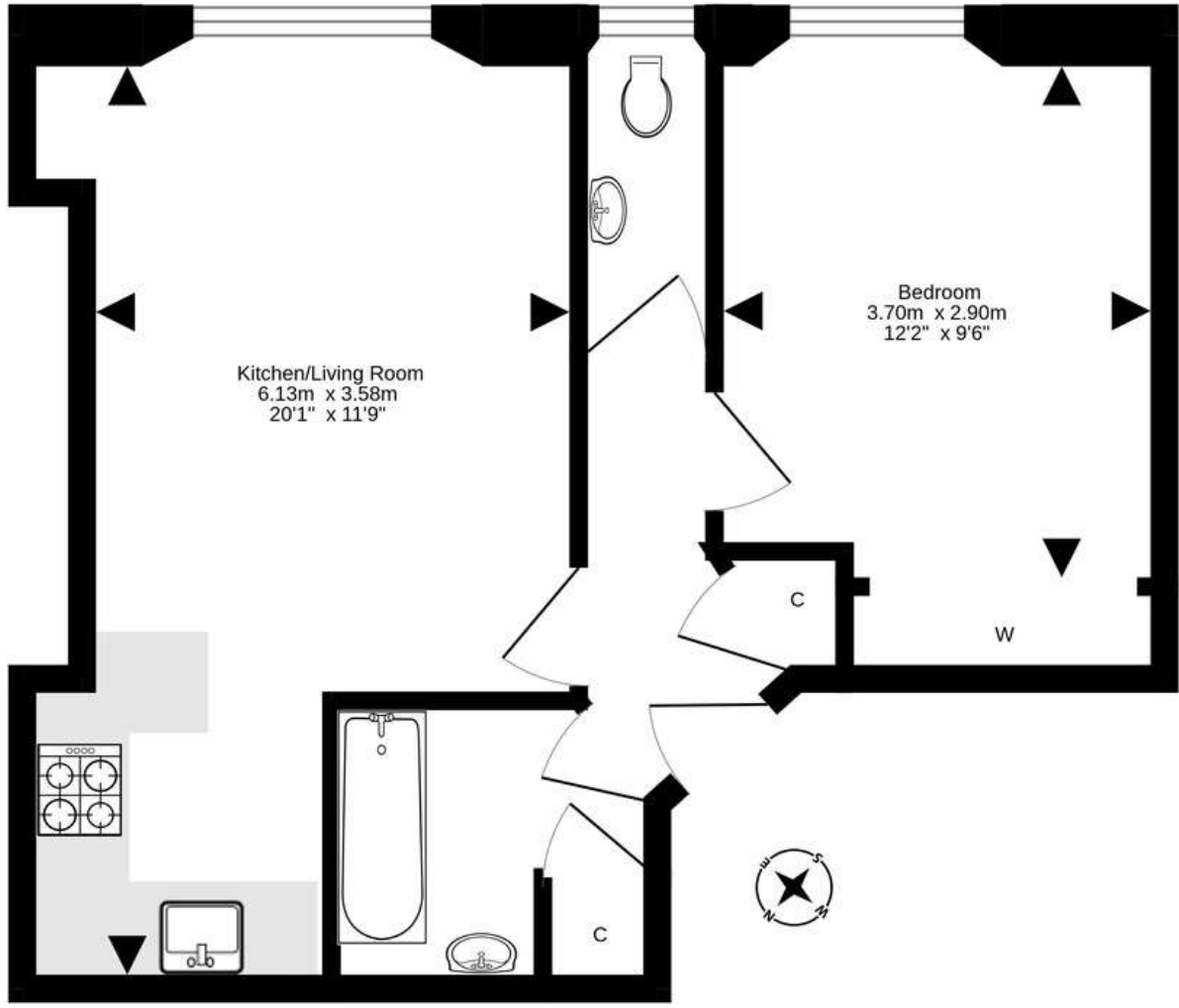
Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings, fitted blinds and curtains. Some items of furniture are also available, seller open to negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - E



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

