



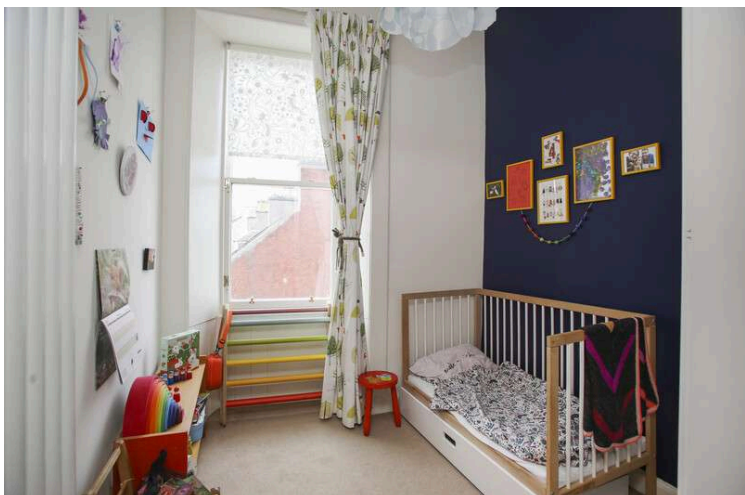
282 3F1, Leith Walk, Edinburgh, EH6 5BX

www.mcdougallmcqueen.co.uk



Located in the heart of fashionable Leith, this well-proportioned top floor flat offers an excellent opportunity for a first-time buyer or couple to purchase a move in ready apartment in a highly desirable location. The property is tastefully presented and well maintained and briefly comprises : a welcoming entrance hall with excellent storage and a useful clothes pully; fabulously positioned bright lounge to take advantage of views to Calton Hill and with a stunning focal point given by the open fire with surround, traditional cornice and ceiling rose. Generously sized kitchen with an excellent range of units, attractive tiling around worktop, integrated white goods including dishwasher, fridge freezer and washing machine and abundant space for dining table. Bedroom 1 of good proportions with cornice and ample space for king size bed and furniture, Bedroom 2 is currently utilised as a child's room and would also make a perfect home study or double guest bedroom. Refitted spacious modern bathroom with window giving natural light, shower over bath, glazed shower screen and modern style tiling to walls. The flat further benefits from gas central heating with a new combi boiler installed in 2022, double glazing and is situated in a well maintained stair with entry phone system and communal gardens to the rear.

- Top floor flat with views to Calton Hill
- Oriel bay window lounge with period features
- Refitted kitchen / dining with views to the Forth
- Modern bathroom, 2 bedrooms, GCH and DG
- Situated on Leith Walk with fantastic amenities
- Door entry system and communal gardens



Location

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 deli's. 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.

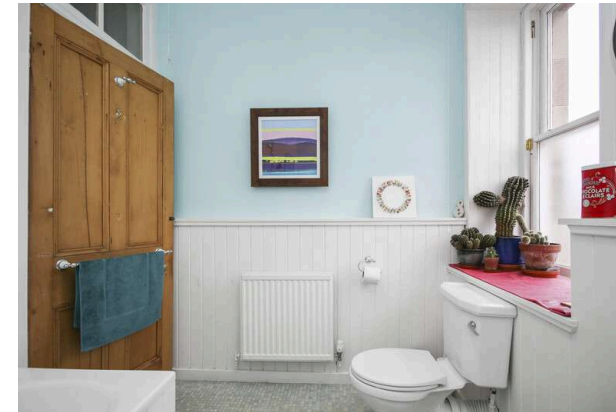
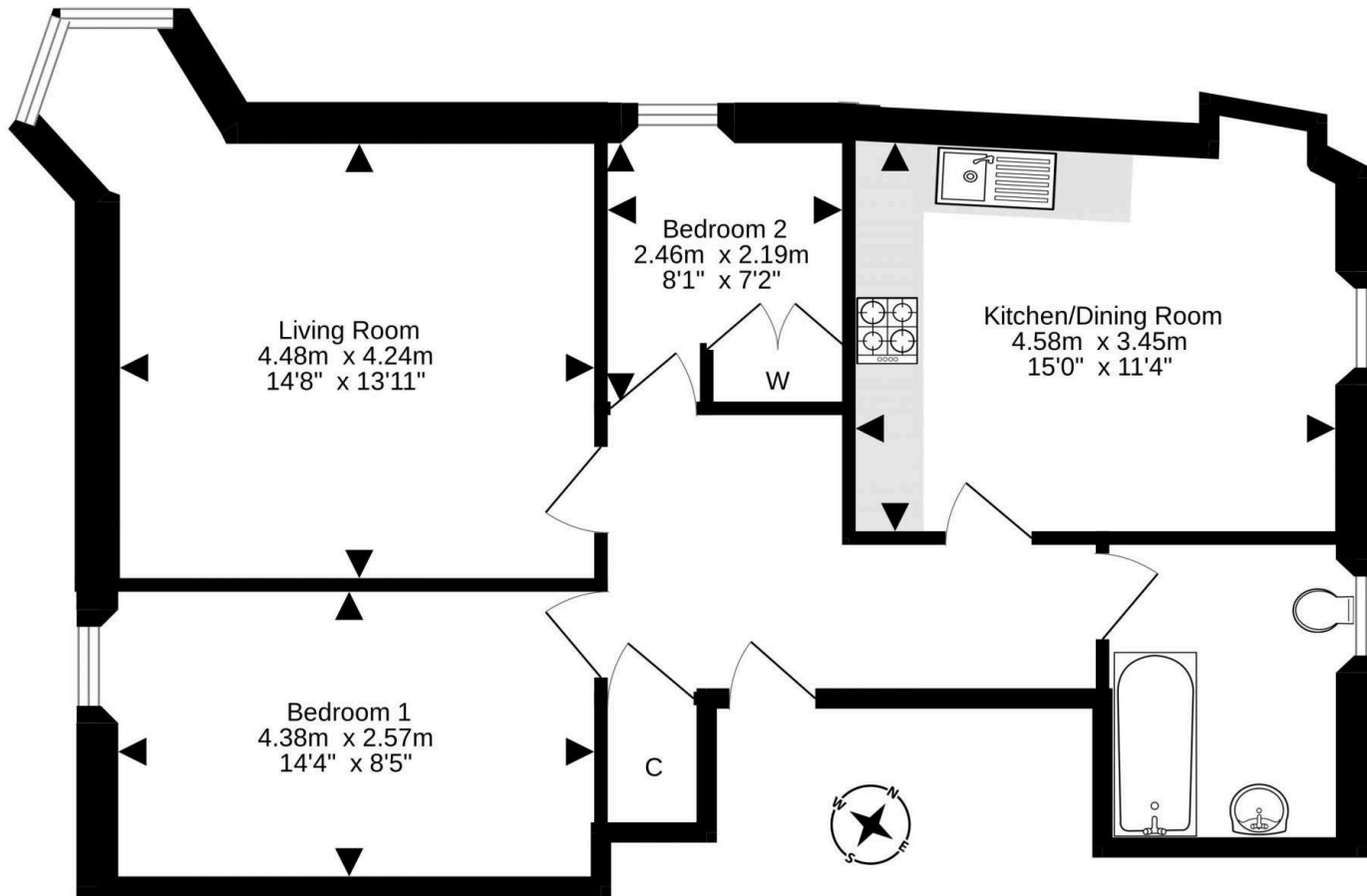
Extras

Included in the sale are blinds and light fittings, other items may be by separate negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - D



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

