



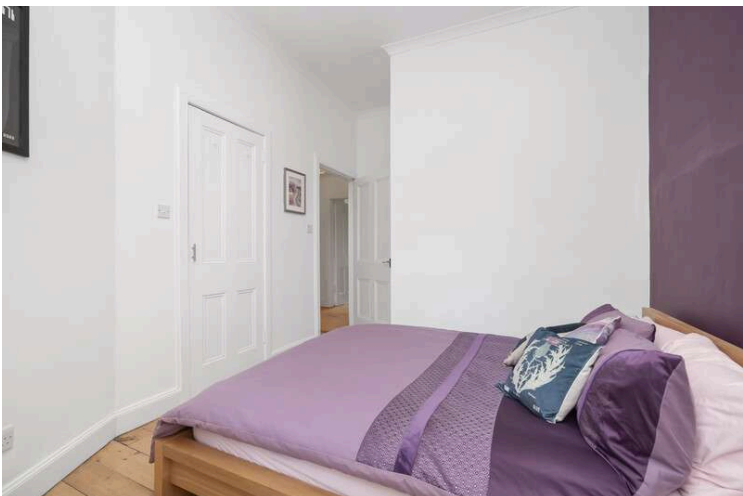
7 Flat 13 Lindsay Road, Edinburgh EH6 4DT

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this charming two bedroom top floor flat forming part of a traditional tenement building offering bright and spacious accommodation, retaining many period features to include attic storage space. The property is ideally located in the heart of Edinburgh's Shore area close to an abundance of local amenities, bars and restaurants along with excellent transport links with the newly installed tram network being a fabulous addition to the area and beyond. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with a useful pulley, hatch to attic storage area accessed by a pull down ladder.
- Lovely living room with intricate corniced ceiling and rose, open shelved press and fireplace.
- Internal kitchen with a range of wall and base units along with integrated over, hob and extractor.
- Front facing double bedroom with built in wardrobe storage and open shelved press.
- Double bedroom rear facing with a useful walk-in cupboard.
- Bathroom comprising WC, wash hand basin, shower cubicle and ladder towel radiator.
- Double glazing.
- Gas central heating.
- Shared rear garden.



Location

The property is located in the cosmopolitan Shore area which offers a superb array of bars and world class restaurants as well as the Ocean Terminal shopping centre which houses a number of high street stores, a multi-screen cinema and a large Pure Gym. There are excellent public transport links to the City Centre and surrounding areas as well as direct links to Edinburgh Airport. Many of the Capital's renowned restaurants, bars, cafes, art galleries and attractions are close at hand. There are also a fantastic range of leisure opportunities in the surrounding area including the marvellous Water of Leith Walkway, Leith Links, Victoria Park, Holyrood Park, Arthur's Seat and Craigminty Golf Course.

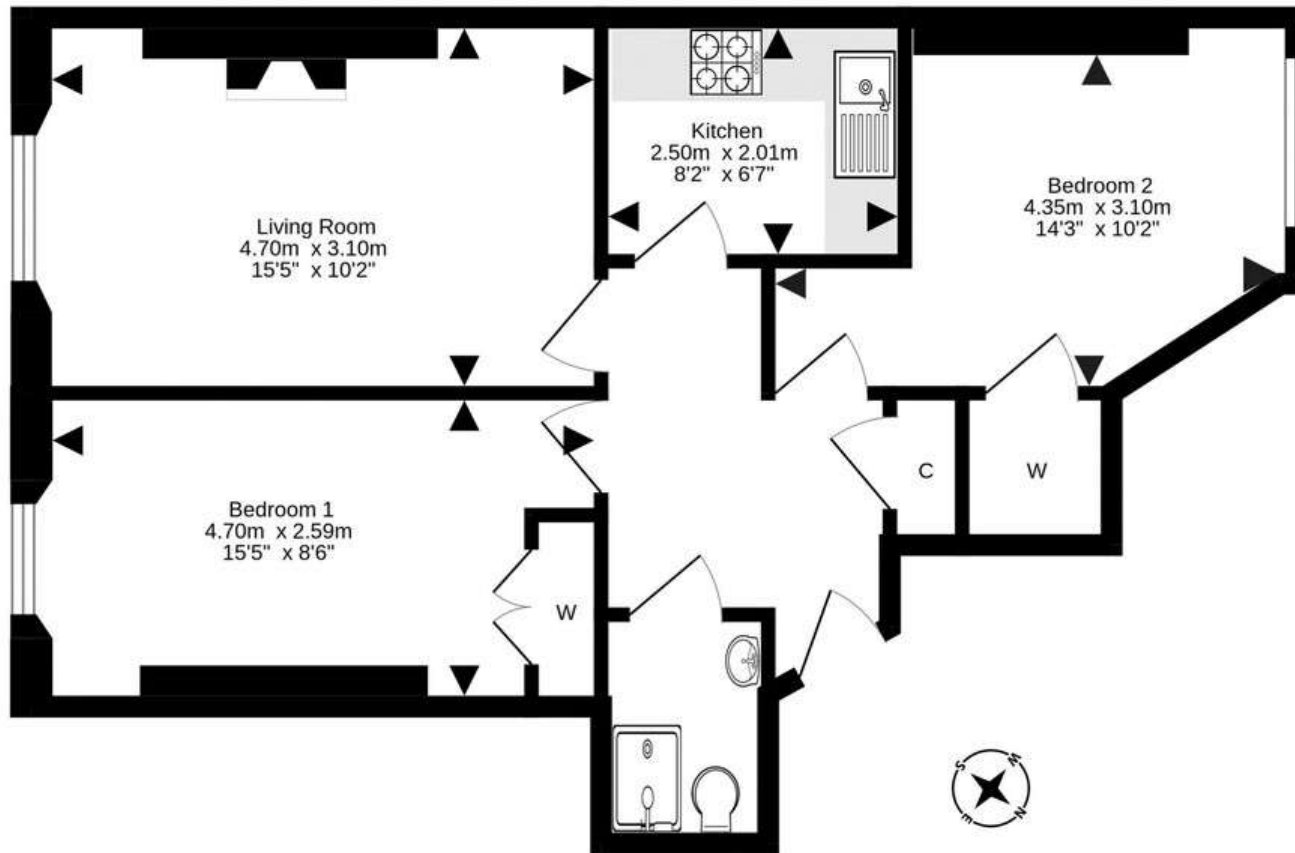
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

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

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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.

