



**boyd** property

2-7 St Clair Road  
EDINBURGH | EH6 8JY

# 2-7 St Clair Road

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## Description

Boyd Legal are delighted to market this bright and spacious top floor apartment, forming part of an established modern development quietly placed within the vibrant district of Leith close to city centre, excellent amenities, and transport links. The apartment has been freshly painted with new flooring throughout, and a refurbished bathroom suite has been fitted. The accommodation briefly comprises; a secure entry system, a welcoming entrance hallway, a light and spacious lounge, which is big enough to accommodate a dining table and chairs with ease and a fitted kitchen. There are two double bedrooms both with fitted storage and bathroom with white three-piece suite. The property is an ideal home for young professionals or as a buy to let investment with benefits including resident's parking, gas central heating and double glazing. There are well tended communal gardens with resident's parking to the rear.

## Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus service to the City Centre and surrounding areas and the city-bypass is easily accessible with links to central Scotland's main motorway network.

## Extras

All fitted floor coverings.

## Price & Viewing

For price and viewing information contact Agents.



## Features

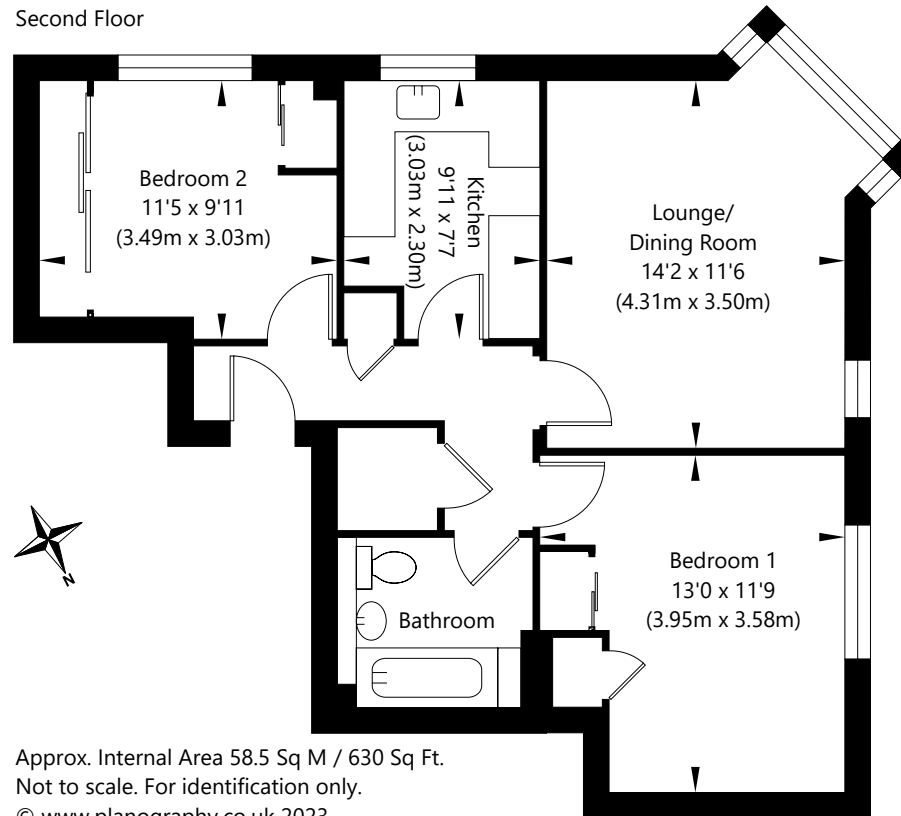
- Secure entry phone system
- Entrance hallway
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Communal garden grounds
- Unrestricted residents parking

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Second Floor



Approx. Internal Area 58.5 Sq M / 630 Sq Ft.  
Not to scale. For identification only.  
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