



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**3/1 Thortreeside**  
Edinburgh EH6 8FA

# 3/1 Thortreeside

Thortreeside is a small development at the bottom of Easter Road, a short stroll through Leith Links, takes you to the Shore area of Leith and it's vibrant cafe and restaurant scene. No. 3/1, is a lovely three bedroom, two bath, ground floor apartment, boasting generous accommodation and a stunning secluded patio garden.

Accessed via a secure entry-phone system into the communal foyer, the front door opens into an welcoming hall, where premium laminate flooring and oak doors immediately exude a warm, welcoming ambience. Directly ahead is a stunning open-plan living room, dining area and kitchen, at one end patio doors open onto the secluded private patio garden. The space provides scope for various seating arrangements, while the convivial dining area is perfect for weeknight suppers and entertaining! Neatly tucked into the corner, the kitchen is well-appointed, including a range of integrated appliances including a gas hob, cooker hood, electric single oven, dishwasher and a fridge/freezer. A large utility cupboard in the hall provides plumbing for a washing machine, plus space for a separate tumble drier.

## Property Summary

- Executive ground floor apartment
- Part of a modern development
- A stones throw from Leith Links
- Welcoming entrance hall
- Spacious open-plan living, dining and kitchen
- Contemporary kitchen
- Utility cupboard in hall
- Master bedroom with access to private patio
- Modern en-suite bathroom
- Further two double bedrooms
- Quality family shower room
- Private secluded patio garden
- Resident parking with two permits
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E







Generous family accommodation, on an ideal ground floor position with desirable private outdoor space.







Returning to the hall, the inviting master bedroom, enjoys a tranquil aspect and access to the rear patio, along with built-in wardrobes and an attractive en-suite bathroom. The further two double bedrooms share a stylish shower room, comprising a large enclosure, a wall-hung basin, a towel radiator and a WC. The property also offers outstanding storage in the form of two hall cupboards. Gas central heating and double glazing throughout ensure a warm home all year round.

Outside, the private patio garden, is laid with porcelain tiles with flower beds around the edge, plus the development has communal garden grounds. Two parking permits are allocated to the flat with ample residential parking bays.

Extras: all fitted floor covering and integrated kitchen appliances to be included in the sale.



## Leith Links

Leith Links is the vast open green parkland, famous as the “home of golf” hence the name links. It lies close to the historic port of Leith, where the wealthy merchants built their grand houses around the park. The vibrant and popular Shore area is close by, offering a wealth of bars, cafes and Michelin starred restaurants. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a gym, cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office. The park is a great social hub with local football clubs, children’s playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness suite. Leith Academy is close by. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes, service the area, including the No.22 route to the west and the Gyle Business Park and the No.35, passes by the Scottish Parliament at Holyrood and onto the west.

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