










Offers Over

**£150,000**

## 15/1 Coatfield Lane

Leith | Edinburgh | EH6 6BE

This ground-floor flat is an attractive residence in sought-after Leith, situated within easy strolling distance of fantastic amenities and regular transport links, including a new tramline to the city centre and airport. The property is sure to appeal to a wide range of interested parties from first time buyers to downsizers.

-  1 Bedrooms
-  1 Public Rooms
-  1 Bathrooms
-  Permit Parking (Zone N8)
-  Garden
-  EPC Rating – D
-  Council Tax Band - A



## Description

The property features a welcoming hallway with convenient storage options, providing an organized entry into the home. The open-plan living area is designed for modern living, with patio doors that open onto a private decking area creating an airy and spacious environment. The room is comfortably carpeted, adding warmth and coziness to the living space. The kitchen is a standout feature, equipped with sleek gloss white units and tiling in the splash areas, offering a contemporary look. It also has an aspect overlooking the garden, enhancing the overall aesthetic and functionality of the space. A large storage cupboard, housing the hot water tank, adds to the kitchen's practicality. The spacious double bedroom is a highlight, featuring a patio door leading into a private front garden, offering a serene outdoor retreat. This bedroom also includes a deep storage cupboard, providing ample storage space. The modern bathroom is fitted with a clean white three-piece suite and features stylish subway tiling. An electric shower over the bath adds convenience and completes the bathroom's contemporary design. Overall, this property combines functionality with charming features, making it an ideal home for comfortable living.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. The free-standing washing machine and fridge/freezer are not included in the sale.

## Gardens and Parking

The property is surrounded by well maintained gardens with a private decked area to the rear and private garden to the front. Also benefiting from a shared drying area. Permit parking (Zone N8) is located within the development for residents.

## Viewing

Please contact Neilsons on 0131 625 2222.



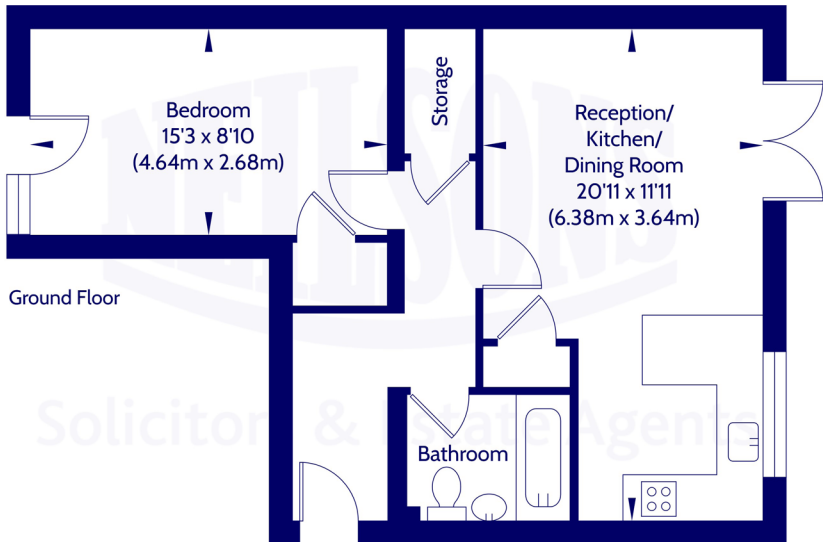


## Location

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 close proximity to Waverly 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 again offering a great choice of popular bars and restaurants. There are a variety of lovely outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and tram service direct to the Airport. The City-Bypass is easily accessible with links to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 48.11 Sq M / 518 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

