



**59 The Quilts, Leith,
Edinburgh, EH6 5RY**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BEAUTIFULLY PRESENTED FOUR-BEDROOM, TERRACED HOUSE



This beautifully presented, four-bedroom, terraced house has a fantastic location in a quiet cul de sac in the sought after Leith district in Edinburgh, a stones' throw from the Water of Leith walkway and cycle path, the Shore, and its array of independent shops, cafes and restaurants, Ocean Terminal Shopping Centre and Newhaven Harbour. This property has been very nicely decorated throughout in neutral colours, and offers generous accommodation for family living. On the ground floor there is a vestibule with access to the W.C., a hall with storage, a generous lounge, with a picture window, flooding the room with natural light and a glazed door leads out to the garden, a very attractive, modern kitchen, with sleek fitted units, appliances and plenty of space for dining, and a utility room, with fitted units. On the upper floor there is are two double bedrooms and two single bedrooms, one is currently used as a dressing room, a very smart family bathroom and the landing has storage and access to the floored attic. To the front of the property there is a driveway and to the rear there is a lovely, private, enclosed garden with Astro turf for easy maintenance, a patio area, decking for outside entertaining and a store.

Vestibule and hallway
Lounge
Dining kitchen
Utility room
W.C.
Four bedrooms
Family bathroom
Gas central heating and double glazing
Attic
Driveway
Rear garden

Factored by Manor Estates Housing Association with an annual cost of approx. £60.00 - £80.00 +VAT covering gardening of communal areas and general maintenance of the estate





LEITH

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, dishwasher, fridge freezer, outside store and the wardrobes in the dressing room are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

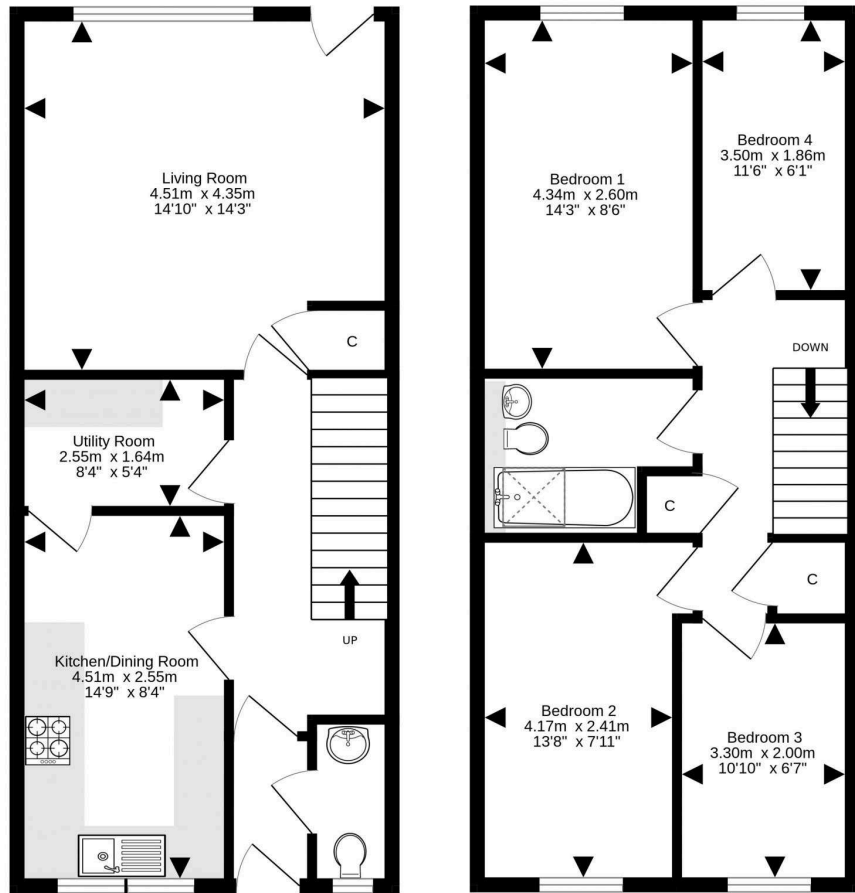
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Home Report Valuation

£340,000

EPC Rating

C



Ground Floor
47.2 sq.m. (508 sq.ft.) approx.

1st Floor
47.2 sq.m. (508 sq.ft.) approx.



TOTAL FLOOR AREA: 94.5 sq.m. (1017 sq.ft.) approx.
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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