



17/2 LEAMINGTON TERRACE

VIEWFORTH, EDINBURGH, EH10 4JP



1 PUBLIC



2 BED



1 BATH

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VMH SOLICITORS



17/2

LEAMINGTON TERRACE

Set on the ground floor of a traditional tenement in desirable Viewforth, this wonderfully light and spacious flat promises a characterful period home with a prime central address. The welcoming interiors incorporate an impressive reception room featuring a southwest-facing bay window, an attractive classically-styled kitchen, two double bedrooms with a quiet rear-facing position, and a bathroom. Access to a neatly kept communal garden and on-street permit parking is also on offer.

Features

- Sought-after central address
- Airy ground-floor flat with period features
- Secure entry system
- Hall with deep store cupboard
- Sunny bay-fronted living/dining room
- Tastefully classic kitchen
- Two rear-facing double bedrooms (one with storage)
- Bathroom with shower-over-bath
- Well-kept communal rear garden
- On-street parking (Controlled Zone 8)
- Gas central heating

“...Airy ground-floor flat with period features and a sought-after central address...”



EPC Rating - TBC

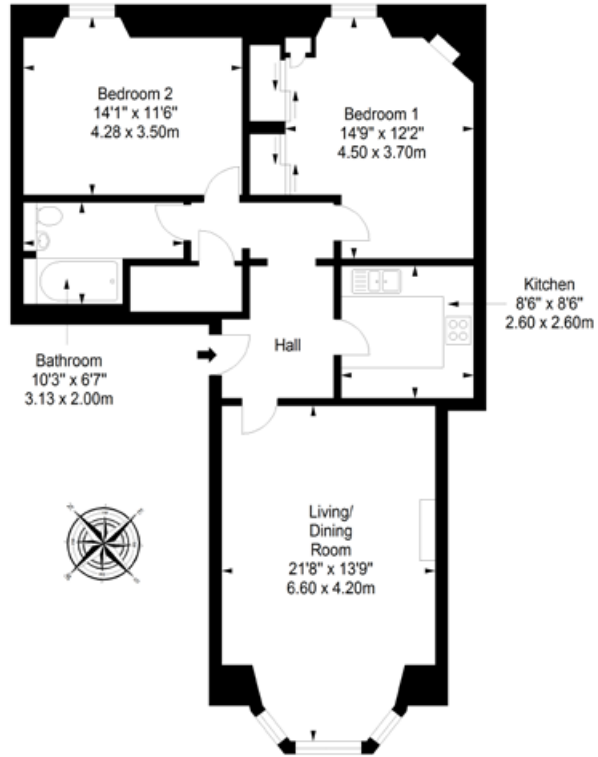
Home Report Value - TBC

For up to date price & viewing information contact VMH Property or visit us online.



Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.

Ground Floor
Approx. 83.9 sq. metres (903.1 sq. feet)



Total area: approx. 83.9 sq. metres (903.1 sq. feet)



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.