










Offers Over  
**£165,000**

## 2/3 North Hillhousefield

Leith | Edinburgh | EH6 4HU

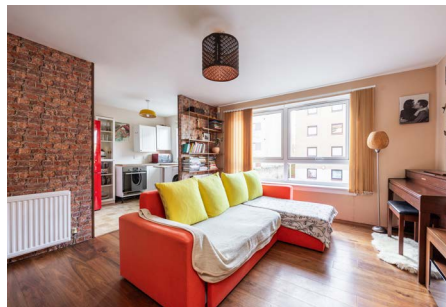
Impressive, tastefully presented first floor flat forming part of an established modern development with resident's parking. Quietly positioned within a cul-de-sac setting in the sought after Leith district, close to excellent amenities and commuting links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Residents parking
-  Communal Rear Garden
-  EPC Rating – C
-  Council Tax Band - B



## Description

Offered to the market in true move-in condition, this delightful home offers well proportioned, stylish accommodation, perfectly suited to the first time buyer, young professionals or buy-to-let investors. Having been upgraded by the present owner to include UPVC double glazed window units and a new combi boiler together with an upgraded kitchen, bathroom and decoration throughout, the property is a must see to be fully appreciated! Accessed via a secure entryphone system, the accommodation comprises; welcoming entrance hallway, lovely and bright semi-open plan lounge/kitchen enjoying excellent natural light with high specification engineered wood flooring. The kitchen itself has wall and base units with built-in electric hob and oven. There are two good sized bedrooms, both with built-in wardrobes and an extensively tiled bathroom with modern three piece suite with shower over bath. Further benefits include gas central heating with combi boiler, double glazing, well kept communal garden and residents parking.



## Extras

All the fitted floor coverings and light fittings shall be included in the sale together with the built-in electric hob and oven and fridge freezer.

## Gardens and parking

There is a well kept communal garden located to the rear and for the car owner ample unrestricted residents' parking is available within the cul-de-sac.

## Viewing

By appointment telephone Neilsons Property Department on 0131 625 2222.





## Location

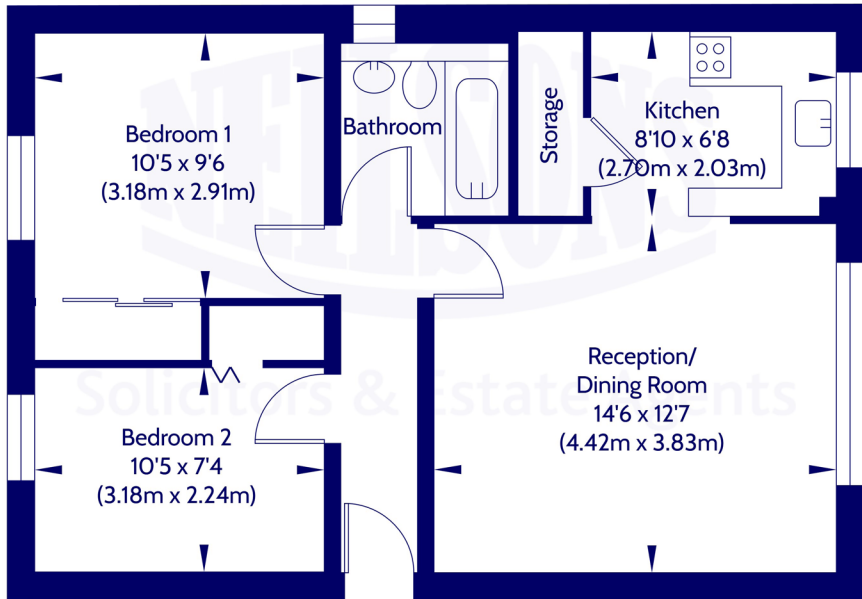
The property is situated on the periphery of Leith and Newhaven, lying to the north of Edinburgh's City Centre and sits approximately three and a half miles from Princes Street. The property is well served for local amenities with Ocean Terminal providing a variety of shops with a multiscreen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at Newhaven Harbour, an Asda supermarket in Newhaven itself, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are a short distance away. David Lloyd gym is also a short walk away. Regular bus and tram services operate in the area, providing links into and around the city centre, whilst the motorist can find easy access to the city bypass via the A902 (Ferry Road).

First Floor

Approx. Internal Area 51.92 Sq M / 559 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2024



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

