








Offers Over

**£169,995**

## 3/3 Thorntree Street

Leith | Edinburgh | EH6 8PY

This attractive and generously proportioned first floor flat is quietly situated within the ever-popular district of Leith close to a host of fantastic local amenities, commuting links and tram network system. In move-in condition, the property would undoubtedly suit first time buyers or young professionals and early viewing is highly recommended.

-  1 bedroom
-  1 public room
-  1 shower room
-  EPC rating - B
-  Council tax band – B



## Description

In brief the accommodation comprises; welcoming entrance hallway, spacious and bright lounge/dining, modern fitted kitchen, light and airy double bedroom with useful cupboard located off, shower room and a separate WC. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, washing machine and fridge/freezer.

## Gardens & Parking

There is a well maintained communal garden located to the rear and permit/metered parking can be found to the front and surrounding area.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

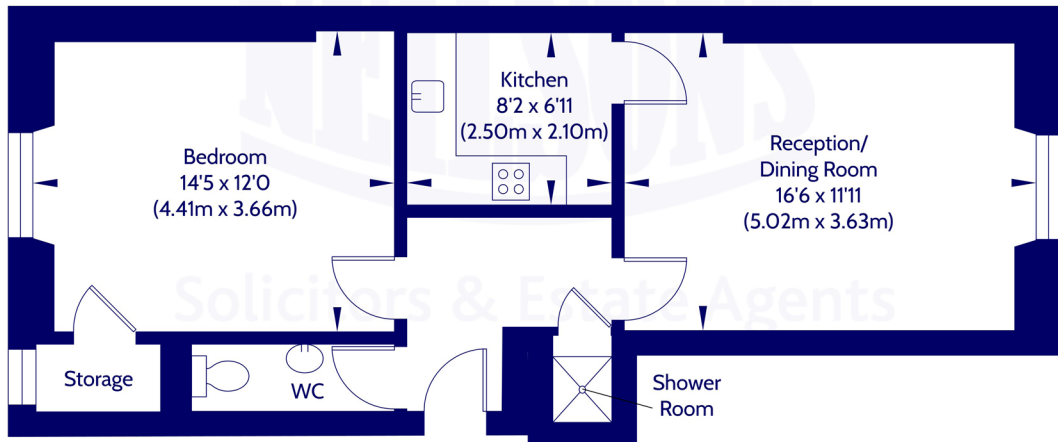
The property is located within the Leith district which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre including the Tram network and many of the Capital's renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There is a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park and Arthur's Seat. The cosmopolitan Shore area of Leith is within close proximity and offers a superb array of bars and world class restaurants. The Omni Centre and Ocean Terminal are close by, both housing many high street stores, a multiscreen cinema and gym.

## First Floor

Approx. Internal Area 48.73 Sq M / 525 Sq Ft.

Not to scale. For identification only.

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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.



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