









Offers Over
£250,000

328/2 Leith Walk

Leith | Edinburgh | EH6 5BU

Neilsons are delighted to present to market this attractive and highly impressive two bedroom first floor apartment situated in the heart of Leith with an excellent host of local amenities and transport links on your doorstep. This property will undoubtedly appeal to first-time purchasers, professionals or buy-to-let investors due to its modern and contemporary style. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  On-street parking
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property is presented in a superb condition while briefly comprising of; welcoming entrance hallway with a cupboard for storage, bright and spacious lounge/diner overlooking Leith Walk, modern fully-fitted kitchen with a range of integrated white goods and tiling in splash areas while being finished with stylish gloss white units and a wooden worktop, two generously-proportioned double bedrooms, one with integrated wardrobes with sliding doors while both offer ample space for freestanding furniture and different configurations, sharp partially-tiled bathroom suite with an over-bath rainfall shower and heated towel rail, and a separate partially-tiled W/C.

The property also benefits from a secure door entry system, gas central heating, and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated hob, oven, extractor hood and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner, there is parking on Leith Walk and surrounding streets to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

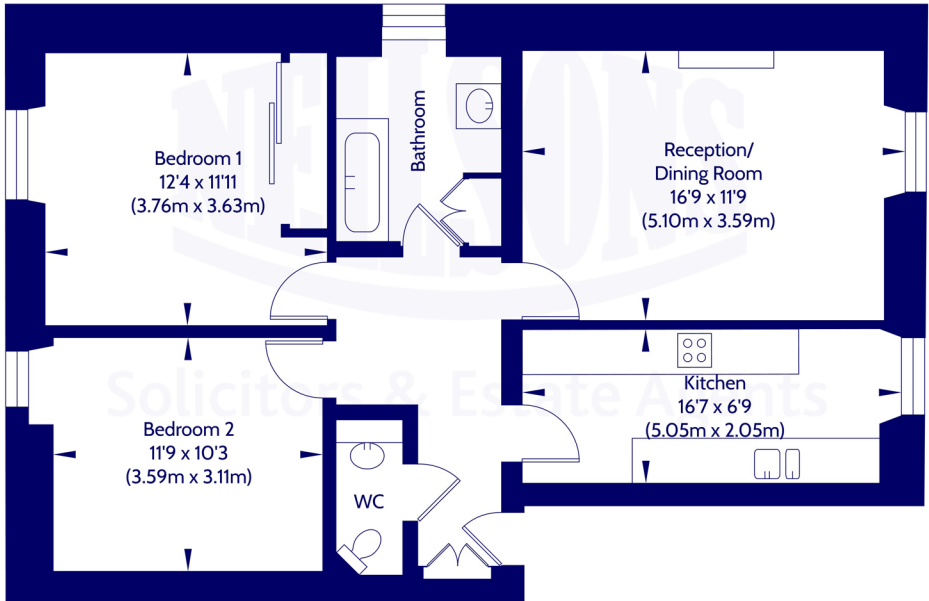
The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of notable specialist shops, cafes, restaurants and bars on Leith Walk, named as one of the world's top five coolest neighbourhoods by Time Out. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great 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 beyond providing approx. thirty minute travel times to Edinburgh airport and five minute travel times to the waterfront and city-centre respectively. The City-Bypass is easily accessible with links to central Scotland's main motorway network.

First Floor

Approx. Internal Area 72.55 Sq M / 781 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.



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



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