

12 Prospect Bank Place

Leith Links, Edinburgh, EH6 7PX

mhdlaw



  
1 Public 3 Bed EPC

“Maindoor Upper Flat”



Features

- Well Positioned Maindoor Upper Flat
- Modernisation Now Beneficial
- Fabulous Potential
- South Facing Private Garden
- Well-proportioned & Flexible Accommodation
- Ground Floor Entrance Hall
- First Floor Hall
- Bay-Fronted Living Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Double-Glazing & Gas Central Heating



DESCRIPTION

Tucked away in a quiet residential corner of Leith, this attractive maindoor, three-bedroom upper flat benefits from well-proportioned living space, pleasant outlooks and access to a south-facing private garden.

The accommodation would now benefit from modernisation but with this in mind this is a super property offering a wealth of scope.

LOCATION

Prospect Bank Place is a peaceful residential street tucked away in the Leith Links area of the city. Although it is a quiet area, it is just a short distance from the lively coffee shops and stores of Leith, and the eating and nightlife scene for which the area is renowned. Obviously the open spaces of Leith Links provide some local greenery, but the beachside promenade at Portobello is also easily accessible for a bracing walk. Larger shops and entertainments can be found at Ocean Terminal or at Fort Kinnaird, whilst many pavement cafes and independent stores can be found nearby on Easter Road. Regular buses run along Restalrig Road or Claremont Park for access to the city centre, or the Edinburgh Tram can be picked up at Constitution Street. For the motorist Seafield Road provides access to the A1, City Bypass and motorway network, whilst some excellent cycle paths run close to the property affording cyclists reliable traffic free links across the city.

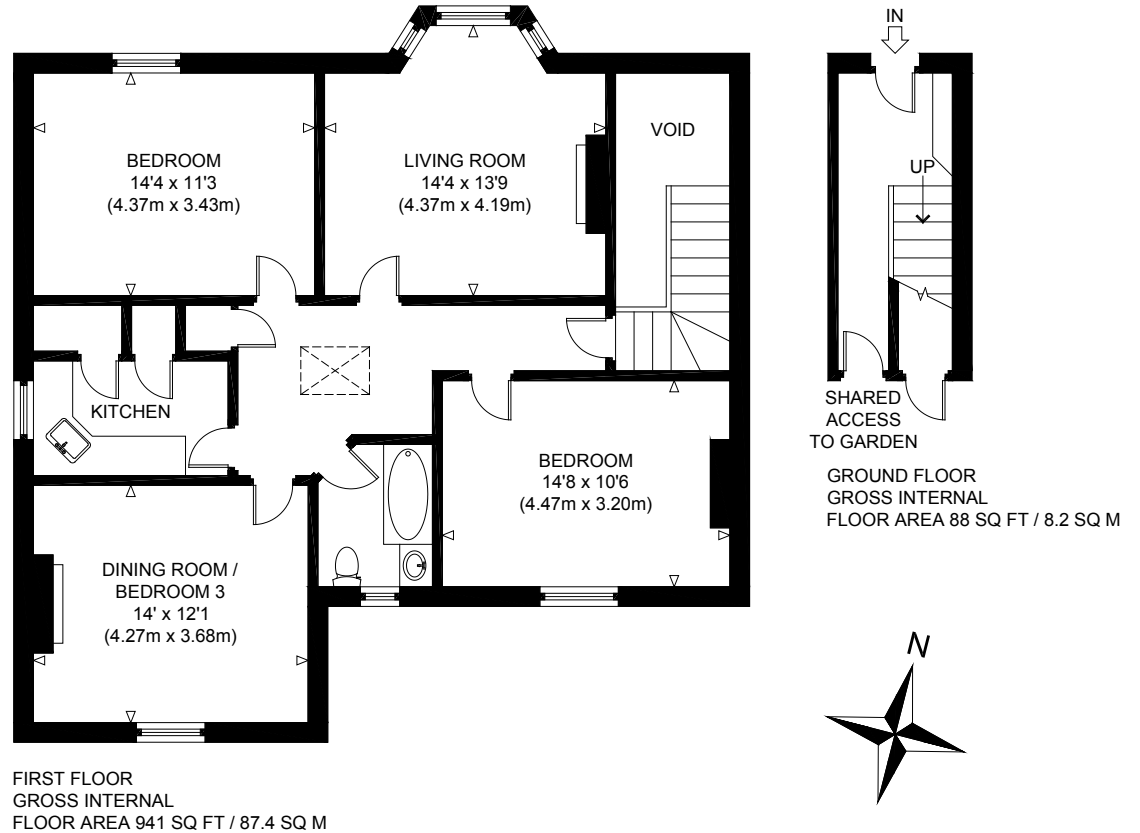
HOME REPORT VALUE – £300,000

COUNCIL TAX BAND – E

Please click here to view the video for this property



All appliances in the property are sold as seen and no warranties will be given.



PROSPECT BANK PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1029 SQ FT / 95.6 SQ M (EXCLUDING VOID)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Viewing – By appointment, please call MHD Law on 0131 555 0616

All enquiries, note of interest and offers to be directed to the property department at:

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