



56/2 North Fort Street
Leith, EH6 4HN



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56/2

North Fort Street

Attractively presented Ground Floor Flat forming part of this modern yet mature residential development within easy reach of Ocean Terminal and the fashionable Shore district of Leith.

- Well presented ground floor flat
- Secure entryphone system
- Electric heating
- Double glazing
- Communal landscaped grounds
- Private residents car park
- Lounge/kitchen
- Double bedroom
- Single bedroom/study
- Bathroom with shower



Home Report: £160,000

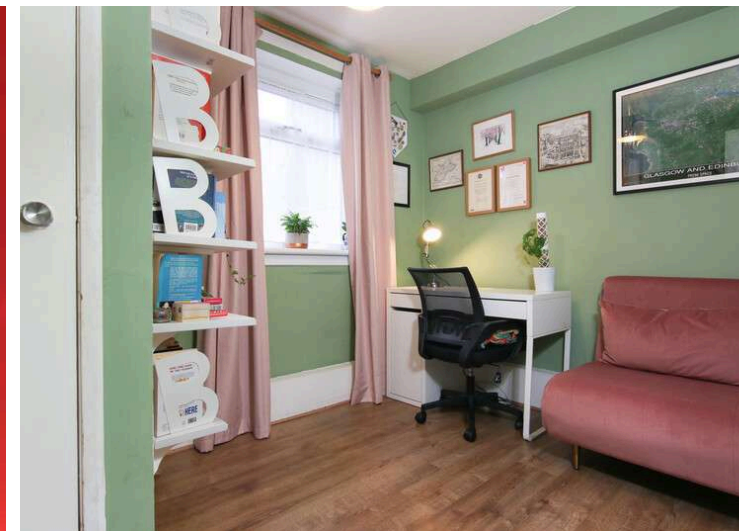
EPC Rating: C

The flat is entered off a well kept common stairway with security entryphone system and has been tastefully upgraded by its present owner. It boasts easily manageable accommodation comprising reception hall, sunny lounge with open plan fitted kitchen area, double bedroom, single bedroom/study and bathroom with shower. It also has electric heating and double glazed windows.

The development is set within areas of shared garden ground and there is residents car parking to the rear and zoned permit parking to the front.

It is anticipated that this home will prove to be of particular interest to perhaps the first time buyer, professional couple or downsizer and early viewing is highly recommended to fully appreciate the flexibility on offer.

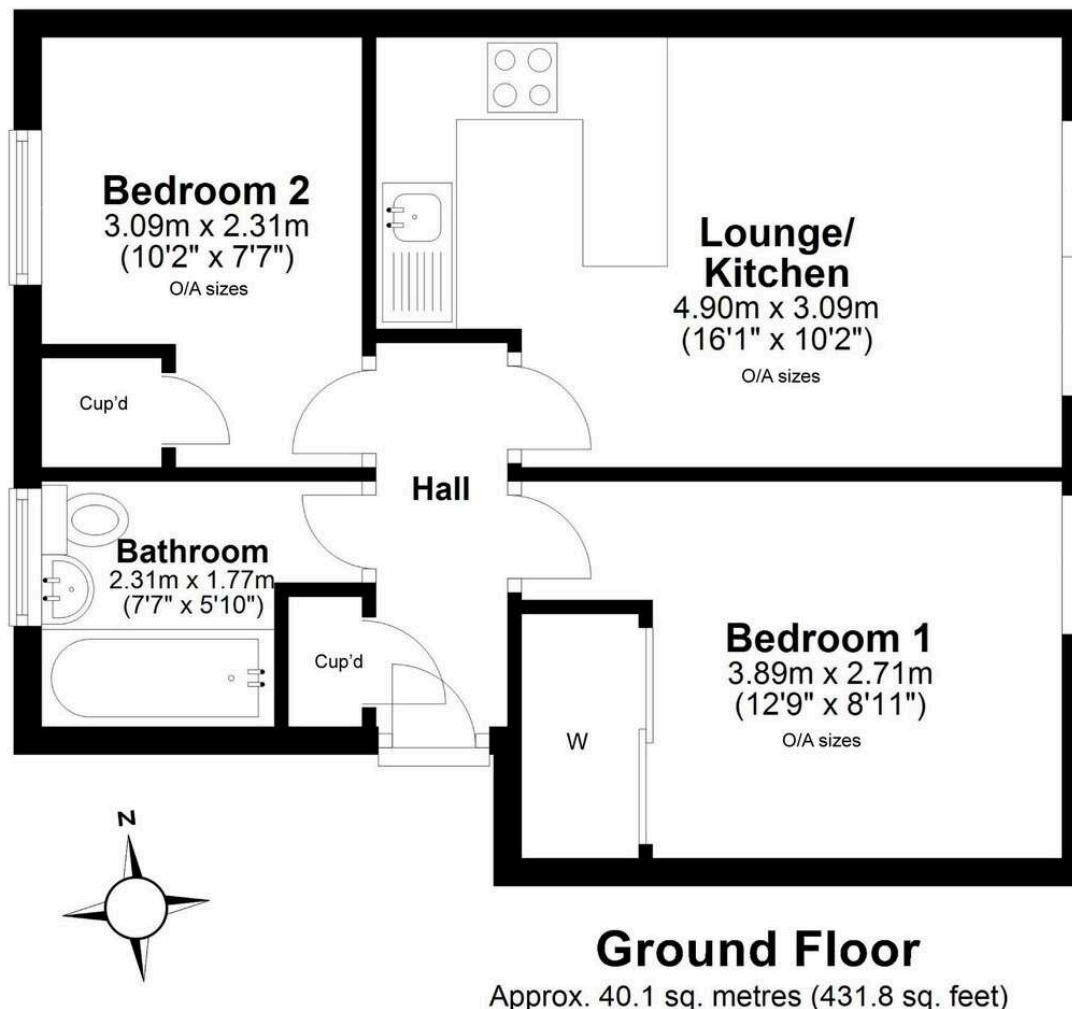
Extras - To include white goods (oven & hob, washing machine, fridge and freezer) and curtains.



Located just a few miles north-east of the city centre, Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries and artists' studios.

The district also encompasses the Shore: a fashionable waterfront with an array of pubs and eateries, including a number of award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Victoria Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym.

Edinburgh City Centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. The tram line runs through Leith to provide another swift connection through the City Centre and all the way out to the airport. The school catchment area covers early years, primary and secondary education.



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