



20 Madeira Street
Leith, Edinburgh, EH6 4AL



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Madeira Street

Occupying a prime location in the Leith conservation area, this traditional Mid Terraced Villa offers versatile accommodation which would now benefit from modernisation and upgrading.

- Entrance vestibule & reception hall
- Bay windowed living room
- Kitchen/Dining room
- 5 Bedrooms
- Study
- Bathroom
- Utilityroom
- Showerroom
- Electric storage heating
- Large private garden to the rear



Home Report: £650,000

EPC Rating: F

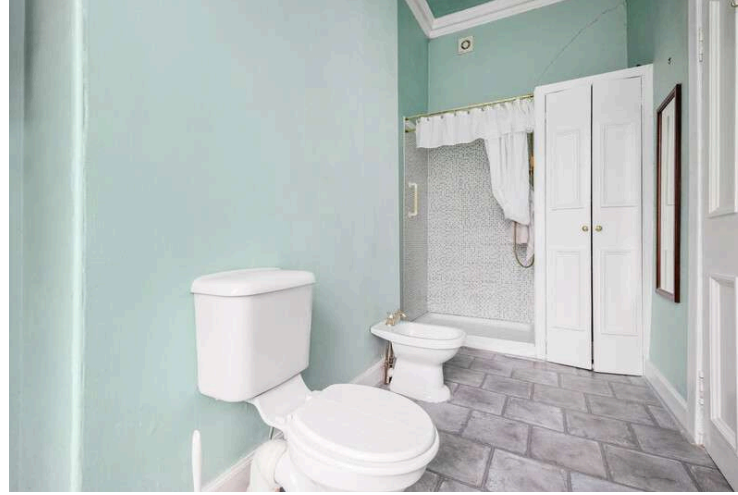
Rarely available, this handsome Victorian Mid Terraced Villa offers a fantastic opportunity to create a striking family home in one of Edinburgh's most popular districts. Whilst requiring modernisation and upgrading, the property boasts a wealth of period features including ornate cornice work and ceiling roses, sash and case windows, feature fireplaces and Edinburgh press.

Set behind a small private hedged garden, the property opens into an entrance vestibule, leading into the reception hall which gives access to the stairs to the upper level, inner hall with handy storage cupboard, and the ground floor accommodation which comprises a bay windowed bedroom with built-in cupboard and feature fireplace, generous kitchen/dining room which provides access to the rear garden, utility room and a four piece shower room.

The first floor landing is flooded with light from the glazed cupolas and leads to the bay windowed living room, two double bedrooms, large family bathroom, useful storage cupboard and the stairs to the second floor. On the top floor there are two further bedrooms, and a study.

The property benefits from partial double glazing, electric storage heating and large enclosed rear garden which is mainly laid to lawn.





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 Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym.

The City Centre is easily accessible by bus, day and night and the tram line runs through Leith proving another swift connection through the City Centre, out to the airport. The school catchment area covers early years, primary and secondary education.





Extras: To include all carpets, fitted floor coverings, curtains, light fixtures, cooker, fridge, freezer, washing machine and tumble dryer (no warranties to be given)



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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