



**14/3 Madeira Street, Leith,
Edinburgh, EH6 4AL**



CHARTERED FIRM



ELP 
**Arbuthnott
McClanachan**
solicitors & estate agents

ATTRACTIVE

TWO BEDROOM, SECOND (TOP) FLOOR FLAT



The property for sale is an attractive, two-bedroom, second floor (top) flat forming part of a stair shared only by three other properties. It is situated in this popular area in the sought after Leith district of Edinburgh, close to excellent local amenities and The Shore area with its many attractions. Well served by public transport is it is conveniently situated for the Newhaven Tram line and Ocean Terminal which has improvements planned. The accommodation consists of a private entrance, hallway with boxroom and hatch to attic providing storage space, sitting room, which is particularly spacious and has views over the City to Arthur's Seat and the Craggs, a kitchen in need of some modernisation, two bedrooms and a shower room. This property which needs some modernisation and redecoration offers great potential for a first-time buyer or as an investment opportunity.

Hall
Lounge
Kitchen
Two double Bedrooms
Shower room
Gas central heating
Good storage
Attic
Allocated car parking space





LEITH

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area as well Leith Walk with its array of shops, cafes and restaurants. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route or the Tram. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All fitted floor coverings, light fittings, fridge freezer, automatic washing machine, gas hob, electric oven. (No warranties given) Furnishing to be negotiated if desired.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

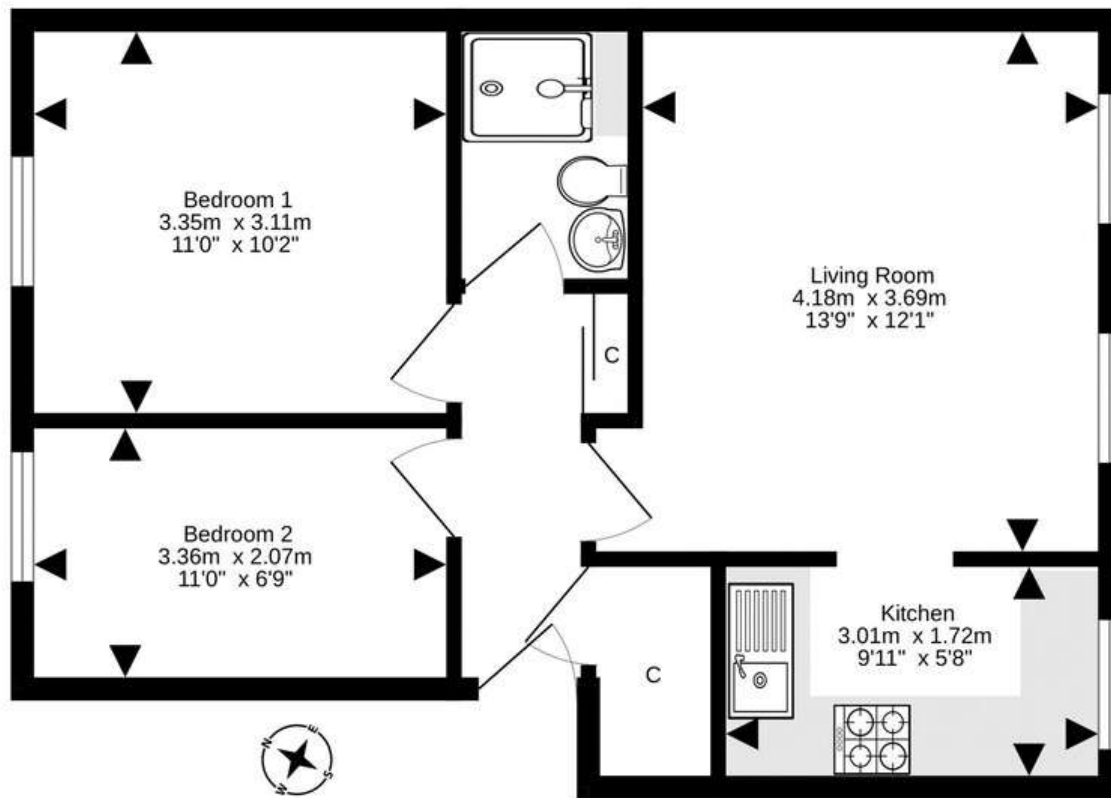
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Home Report Valuation

£165,000

EPC Rating

C



TOTAL FLOOR AREA : 46.8 sq.m. (503 sq.ft.) approx.
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.
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