










Offers Over  
**£229,000**

## 12/11 Lorne Street Leith | Edinburgh | EH6 8QU

Quietly situated, third (top) floor apartment forming part of a traditional tenement in the popular residential area of Leith, close to excellent local amenities and transport links, including the tram stop which provides access to the City Centre and Edinburgh Airport. With modern interiors and in true move in condition, this property is sure to appeal to first time buyers and professionals, and early viewing is recommended.

*Please note the property is sold with all contents included making this a fantastic opportunity.*

-  1 bedroom
-  1 public room
-  1 bathroom & separate WC
-  Communal garden
-  Permit/meter parking
-  EPC rating – D
-  Council tax band – B



## Description

The well presented accommodation is accessed via a secure entryphone system and briefly comprises of welcoming hallway with pulley, bright dual aspect lounge with living flame gas fire, feature fireplace, and Edinburgh press, stylish dining kitchen with sleek white wall and base units, co-ordinating wooden worktops and subway style tiling, double bedroom with Edinburgh press, bathroom with shower over bath and separate WC.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings will be included in the sale along with all furniture and contents.

## Gardens and Parking

There is a communal garden to the rear of the tenement and on street permit/meter parking is available outside with unrestricted parking on some surrounding streets.

## Viewing

By appointment through Neilsons (0131 625 2222).







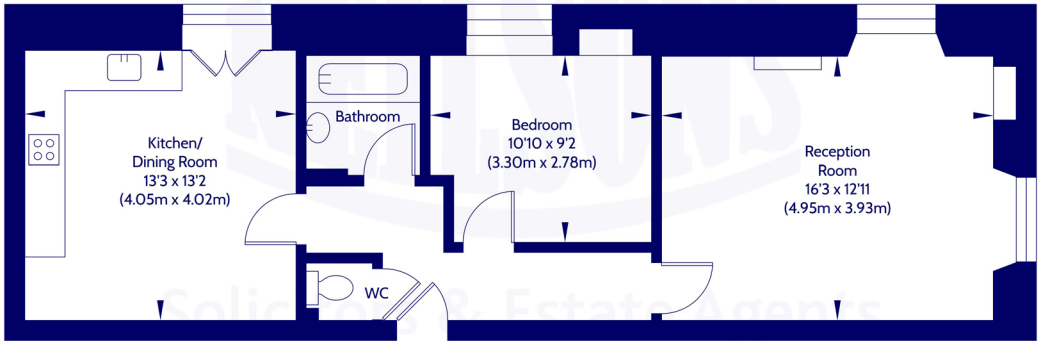
## Location

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 close proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district again offering a great choice of popular bars and restaurants. There are a variety of lovely 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 surrounding areas and tram service direct to the Airport. The City-Bypass is easily accessible with links to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 59.8 Sq M / 644 Sq Ft.

### Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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.



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