










Offers Over

£250,000

32 Thortree Street

Leith | Edinburgh | EH6 8PU

A fantastic opportunity has arisen to acquire this attractive three bedroom ground floor flat quietly situated within the ever-popular district of Leith. Close to a host of fantastic local amenities, commuting links and tram network system, the property would undoubtedly suit a variety of purchasers including first-time buyers and young professionals. Viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Communal garden
-  Permit/metered parking
-  EPC Band - C
-  Council Tax Band - C



Description

Internally, the property is offered to market in a move-in condition while briefly comprising of; welcoming entrance vestibule, hallway with handy storage provisions, bright and airy lounge/kitchen/diner with an Edinburgh press cupboard, range of integrated white goods and paneling in splash areas, first generously-proportioned first double bedroom with two useful storage cupboards and a pleasant rear aspect, second front-aspect double bedroom with room for freestanding furniture, third single bedroom offering flexible use as a home office/study, W/C, and separate fully-tiled shower room.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated induction hob, oven and extractor hood, freestanding fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There is a well maintained communal garden located to the rear and permit/metered parking can be found to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





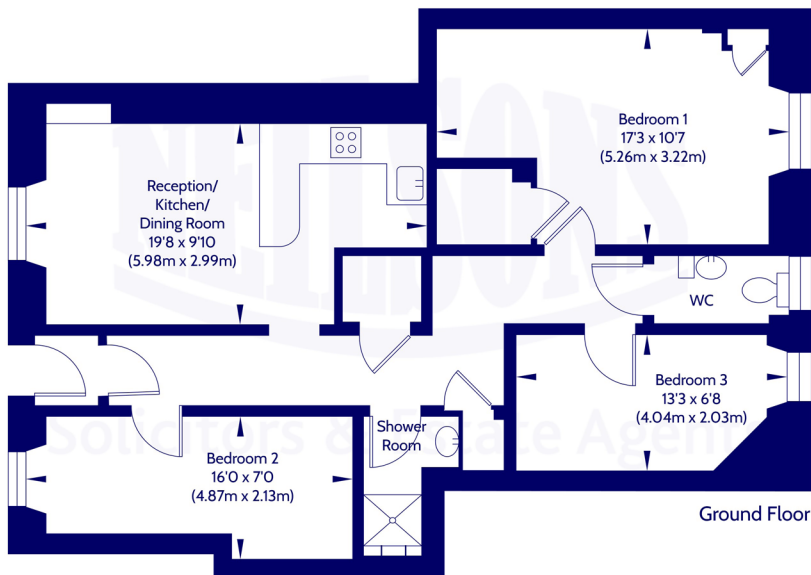
Location

The property is located within the Leith district which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre including the Tram network and many of the Capital's renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There is a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park and Arthur's Seat. The cosmopolitan Shore area of Leith is within close proximity and offers a superb array of bars and world class restaurants. The Omni Centre and Ocean Terminal are close by, both housing many high street stores, a multiscreen cinema and gym.





Approx. Gross Internal Floor Area 71.15 Sq M / 766 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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