



15 Thornville Terrace
Leith, EH6 8DB



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Thornville Terrace

Early viewing is highly recommended of this stylish and well presented 1 bedroom lower villa located within the popular Restalrig Park Colonies conservation area close to Leith Links.

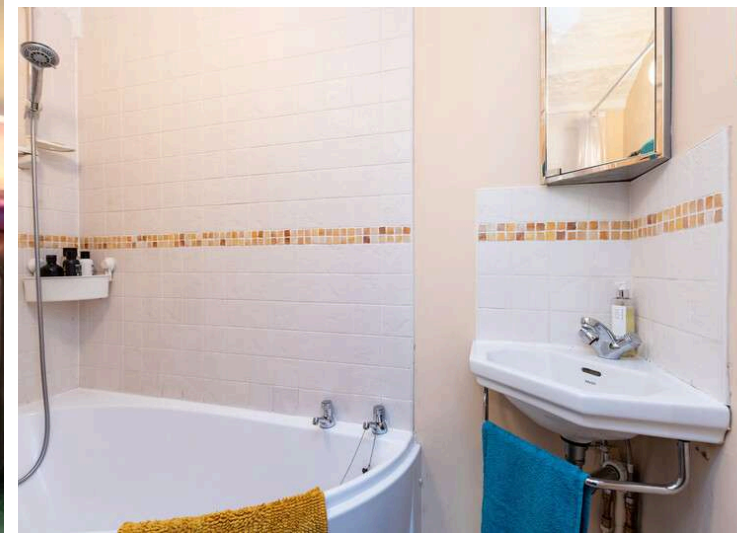
- 1 bedroomed lower villa with study
- Well presented and in move-in condition
- Gas central heating and double glazing
- Low maintenance private garden
- Ideal for a first time buyer
- Entrance hall
- Lounge/kitchen
- Bedroom
- Study/nursery
- Bathroom
- W.C.

Home Report: £215,000

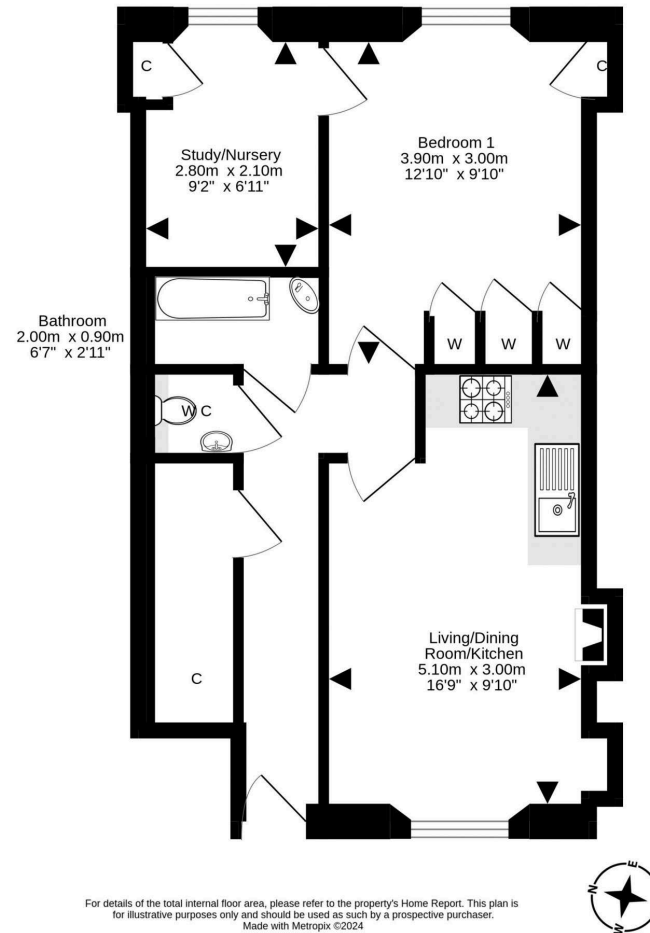
EPC Rating: C

The property is fronted by a low maintenance garden which has been chipped and paved with a garden shed and firewood storage. Internally the property opens to an 'L' shaped hallway with large understairs utility cupboard housing the washing machine and freezer. The bright lounge/kitchen can be found to the front with sanded and varnished floors and a multifuel burner in the lounge. The kitchen makes excellent use of the space and offers wall and base units, electric oven, gas hob, integrated fridge and dishwasher. To the rear the bedroom has fitted wardrobes along one wall with a hidden vanity unit. Off the bedroom there is a multipurpose room which the seller currently uses as a study but could be used as a nursey or dressing room to suit your needs. A partially tiled bathroom with 2 piece suite and separate W.C. complete this property.

Extras - to include the aforementioned white goods (no warranties to be given), carpets, curtains, blinds and garden sheds. Some other items can be included subject to separate negotiation.



Located just a few miles north-east of the city centre, the historic and vibrant district of 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 which hosts high-street stores, as well as family restaurants, a 24-hour gym and a multi-plex cinema. 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 Lochend Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including, 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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