





Offers Over  
**£165,000**

## 51/4 Prince Regent Street

Leith | Edinburgh | EH6 4AR

Conveniently placed closed to the Ocean Terminal and tram link, this bright second floor (top) flat forms part of a traditional stone-built tenement with secure entry and shared garden. The property offers enormous potential and benefits from a newly fitted kitchen.

-  2 Bedrooms
-  1 Reception Room
-  1 Shower room
-  Shared garden
-  Zoned permit parking
-  EPC Rating – C
-  Council Tax Band – B



## Description

In brief the accommodation comprises: entrance hallway with storage cupboard, bright and generous sized reception/dining room with window to the front and decorative fireplace. Newly fitted IKEA kitchen with integrated oven, hob and cooker hood. Large principal bedroom to the rear with ample storage space and attractive outlook to the shared garden. Second double bedroom to the front. Shower room with electric instant shower and separate WC with white suite. The property is freshly decorated and benefits include gas central heating and full double glazing.



## Extras

The new integrated oven, hob and cooker hood are to be included in the sale along with the washing machine, fridge freezer, wardrobes and light fittings.

## Garden and Parking

A well-maintained shared garden and drying green is located to the rear of the property. Zoned permit holder parking is available on the street to the front.

## Viewing

Please contact Neilsons on 0131 625 2222



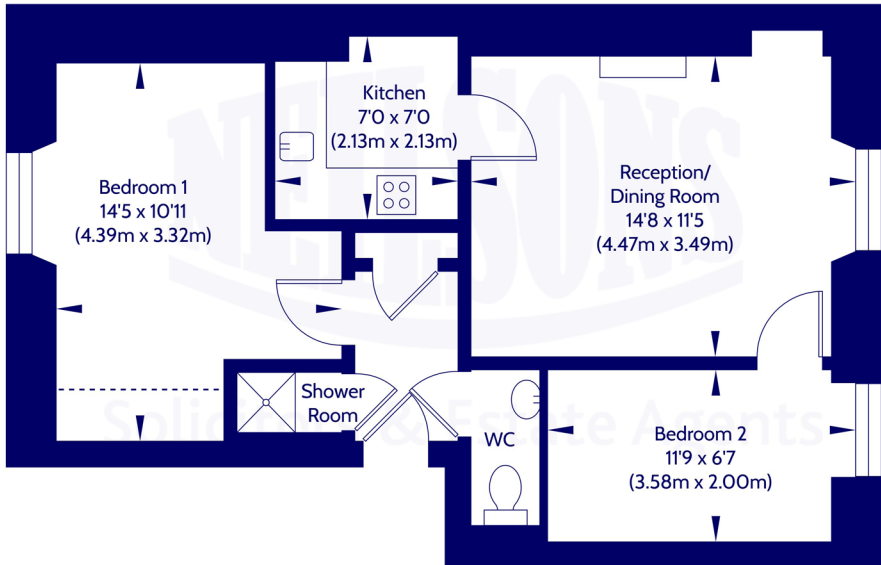


## Location

Located in the ever-popular and vibrant Leith district to the north of Edinburgh city centre, the property is ideally placed to take advantage of a wealth of amenities, all within easy walking distance. Close by, the Ocean Terminal complex provides shops, restaurants and a multiscreen cinema and a choice of supermarkets are available within walking distance including Aldi and Asda. Leith is famed for its excellent selection of cafes, bars and award winning restaurants and a wide choice of recreational facilities are available in the area including the Leith Theatre, Victoria Swim Centre, Biscuit Factory event space and a choice of gyms. Walks to the Water of Leith walkway offer a tranquil escape from the bustle of city life. Excellent bus and tram services provide swift access to the city centre, Edinburgh International Airport and the surrounding areas.



Approx. Gross Internal Floor Area 46.19 Sq M / 497 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.



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