










Offers Over
£150,000

3/4 Yardheads

Leith | Edinburgh | EH6 6BU

A superb opportunity has arisen to acquire this traditional one bedroom second floor flat quietly positioned within the sought-after area of Leith. Situated close to an excellent array of amenities and transport links including the nearby tram stop, the property offers an ideal opportunity for a first-time purchase or buy-to-let investment. Early viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - A



Description

Internally, the property is offered in a move-in condition while briefly comprising of; welcoming entrance hallway with a handy storage cupboard, open-plan lounge/ kitchen/diner with room for both lounge furniture and a small dining table and chairs, tiling in splash areas, and a range of integrated and freestanding appliances, good sized double bedroom with a leafy rear aspect and useful storage provisions, partially-tiled W/C with a pulley drying rack, and a separate tiled shower room.

Further benefits include a new boiler fitted January 2023, a secure door entry system, gas central heating and single glazing throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven and hood, freestanding fridge and washer/dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the building there is a leafy communal garden space for residents to enjoy. For the car owner, on-street parking is available to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





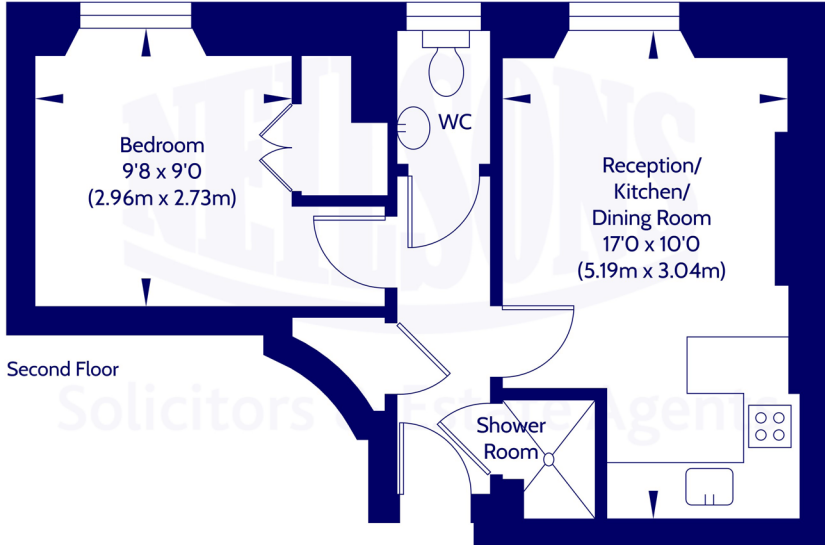
Location

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 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 which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great 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 the City-Bypass is easily accessible with links to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 32.2 Sq M / 347 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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