



## Location

This desirable bright and airy one bedroom flat is situated in the vibrant and sought after area of Leith, located on the North East side of Edinburgh. The property lies just over two miles from the City Centre and attractions.

Leith, itself, is home to a wide variety of restaurants, and cultural spaces. The cosmopolitan district of The Shore is nearby offering a great choice of popular bars and eateries.

Ocean Terminal shopping centre is within easy reach, offering a range of shopping outlets and leisure facilities, including a cinema, many restaurants and a gym. There is also, conveniently, a 24 hour Asda Superstore and Tesco metro nearby.

There are a variety of great outdoor spaces near the property including the wonderful green spaces of Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat.

This property is ideal for both first time buyers and buy to let investors with the area being popular for commuters and those seeking easy accessibility to the city centre alike. Regular bus and tram services run to and from the city centre and other districts. The city by-pass can also be easily reached, connecting with East Lothian, the International Airport, and the M8 and M9 motorway systems.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.







## General

Immaculately presented and in move in condition.

Bright and spacious lounge area with space for dining.

Recently renovated modern kitchen fitted with gas hob and oven, free standing fridge/freezer, integrated dishwasher and washing machine. These items are believed to be in good working order however their condition is not warranted.

Double bedroom with built in wardrobe opening on to private balcony area.

Large, recently renovated bathroom with thermostatic shower and heated towel rail and space for storage.

Large entrance hall.

Communal garden to rear, regularly maintained by factors.



Double Glazing

Gas Central Heating

# ALLINGHAM&CO

traditional values | modern practice

## ALLINGHAM & CO OFFICES

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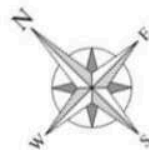
Fax Property - 0131 441 4517

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DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
57m<sup>2</sup>