



RALPH SAYER
SOLICITORS & ESTATE AGENTS

47/3 Prince Regent Street

Edinburgh EH6 4AR

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Nestled on a quiet residential street close to the popular Shore district, this two bedroom first floor tenement flat offers a charming period home in a highly sought-after location. The location offers easy access to the city centre, the Water of Leith path network and the vibrant lifestyle of the 'Shore', with great restaurants, bars and bistro's.

The flat door opens into a welcoming hallway. The open plan lounge and kitchen, enjoys a tranquil, southerly aspect to the rear, overlooking the leafy North Junction Street park. The kitchen, is a modern space, with integrated under-counter fridge and washing machine. An adjacent pantry provides additional storage. The property accommodates a spacious double bedroom, generous single bedroom and a stylish three-piece bathroom, including shower over-bath.



Property Summary

- Tranquil aspect overlooking North Junction Street park
- Bright first floor tenement
- Sunny lounge, dining and kitchen
- Double bedroom
- Good-size single bedroom
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Well-maintained shared garden to rear
- EPC Rating - C | Council Tax Band - B







Lovely, sunny
flat with
tranquil aspect
overlooking park





The property benefits from a shared rear garden, which boasts a leafy tranquil aspect, backing onto North Junction Street park.

Extras: all fitted floor coverings, light fittings, window coverings, gas hob, single oven, chimney hood and integrated appliances, will be included in the sale. Play house in garden is included, if desired.



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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



Location



North Junction Street park behind flat

Leith is the old port area of Edinburgh and retains many of its historic buildings. The property lies close to the vibrant and popular 'Shore' area, offering a vast array of bars, cafes and Michelin star restaurants, set around the Water of Leith. Based within the area is the Ocean Terminal shopping centre (including gym & cinema), the famous Royal Yacht Britannia and the Scottish Office. There are a number of leisure opportunities, including the old Victoria bath house, now a leisure centre with swimming pool. The Water of Leith cycle path network, offers a vast network of pedestrian/cycle routes, safely connecting you around Edinburgh and to outlying areas. Schooling includes; Trinity primary, Trinity Academy, Holy Cross RC primary school and Bun-sgoil Taobh na Pàirce, Gaelic primary school, is close by on Bonnington Road. An excellent number of regular bus routes, service the area, along with the tram network, connecting to the west; to the Gyle Business park and Edinburgh airport.