



**4 Bowling Lane, Leith,  
Edinburgh, EH6 5RP**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## SITUATED WITHIN A QUIET CUL-DE-SAC

TWO-BEDROOM, END-TERRACE HOUSE



This attractive, two-bedroom, end-terrace house is situated in a quiet, residential cul de sac in the popular Leith area of Edinburgh, close to the Water of Leith, excellent shops, schools and good transport links. The property offers bright and spacious accommodation over two floors and benefits from gas central heating and double glazing. On the ground floor there is a generous entrance hallway, a lovely, light filled living room, with a picture window and a glazed door to the garden, a dining kitchen, with a good range of fitted units, appliances, a walk-in store cupboard and space for dining. There is also a shower room on this level. On the upper floor there are two double bedrooms, both with good storage, a recently fitted wet room and the landing has two cupboards and access to the attic. There is a low maintenance, fully enclosed front garden and a lovely, fully enclosed, paved rear garden, with a shed and a secure gate giving access to the residents' car park.

Hall  
Living room  
Dining kitchen  
Shower room  
Two double bedrooms  
Wet room  
Gas central heating  
Double glazing  
Attic  
Front and rear gardens  
Residents parking





## LEITH

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area as well Leith Walk with its array of shops, cafes and restaurants. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route or the Tram. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



## Extras

All fitted floor coverings, curtains, blinds, light fittings, cooker, washing machine, fridge, freezer, wardrobe and a shed are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

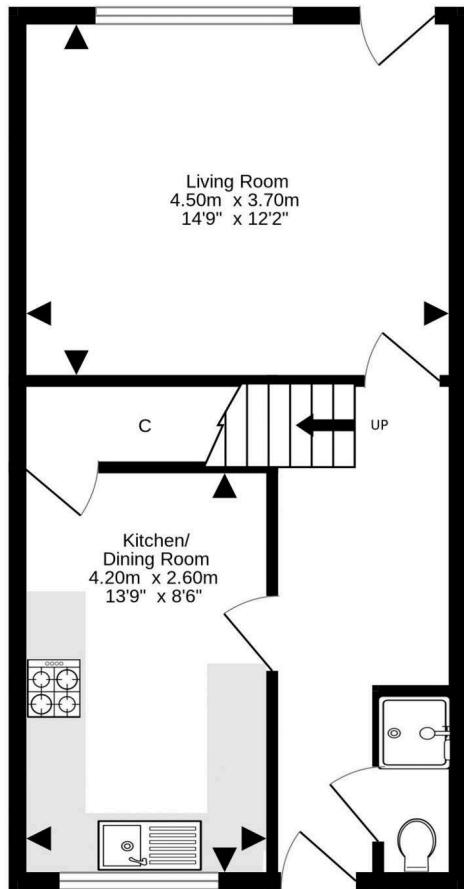
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## Home Report Valuation

£275,000

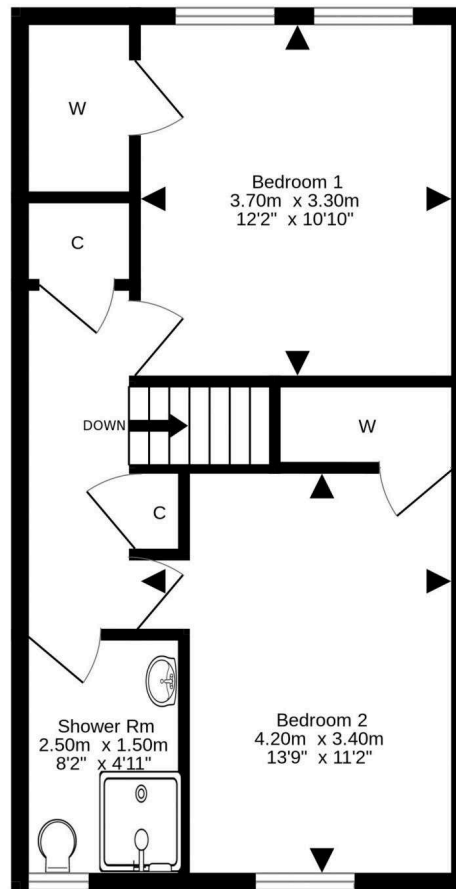
## EPC Rating

C



Ground Floor

Shower Rm  
1.90m x 0.60m  
6'3" x 2'0"



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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