



RALPH SAYER
SOLICITORS & ESTATE AGENTS

8/9 Lindsay Road
Edinburgh EH6 4DT

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Positioned close to the vibrant 'Shore' district of Leith, the Ocean terminal and the Scottish Office HQ, this second floor traditional tenement flat is in an ideal location. Access to the Water of Leith path network is a stones throw from your doorstep, which offers great walks or commute into the city.

The flat is accessed via a secure entry system and boasts bright accommodation with original stripped and varnished floorboards. Quietly positioned to the rear, is an open plan lounge/kitchen, there are two bedrooms and a two piece bathroom with a separate WC. The bedrooms boasts lovely views across the Firth of Forth.

Extras: all fitted floor coverings, window blinds, light fittings and all kitchen appliances, will be included in the sale.



Property Summary

- Close to the 'Shore' district of Leith
- Views across the Firth of Forth
- Lounge & kitchen
- Two bedrooms
- Two-piece bathroom & separate WC
- Gas central heating & double glazing
- Shared rear garden
- EPC Rating - C | Council Tax Band - B

Home Report Value - £170,000



Lovely flat, close to the 'Shore' district with views across the Firth of Forth



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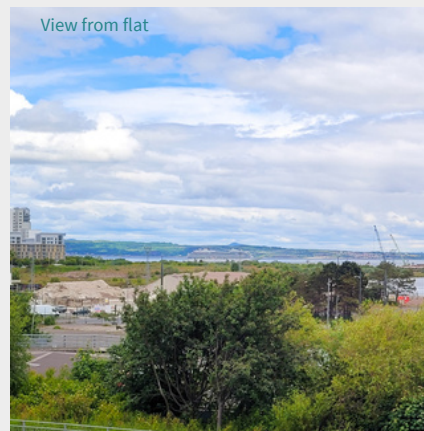
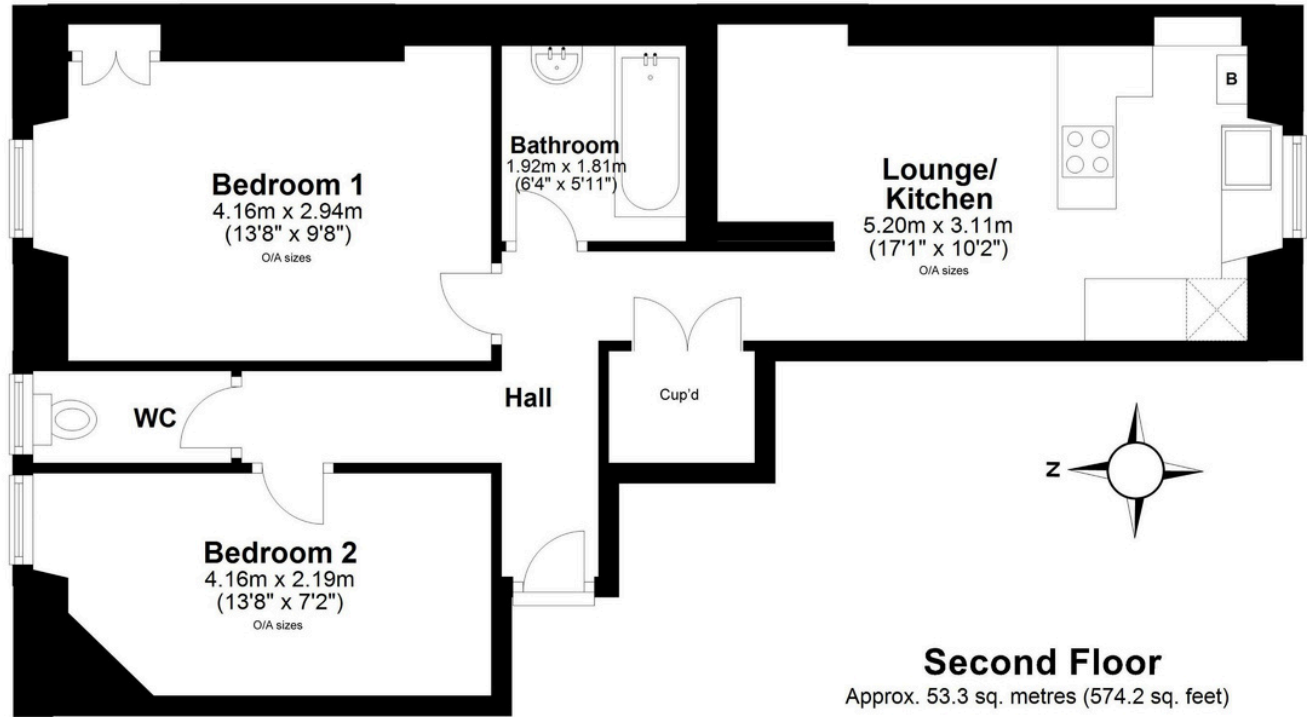
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DISCLAIMER

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.



Location

Lindsay Road is a main thoroughfare which runs east to west along the banks of the Firth or Forth, within the Leith district. The vibrant Shore area, is close by, with it's excellent, bars, cafes and Michelin star restaurants. The Scottish Office is based at nearby Commercial Quay a 10 minute walk. Ferry Road itself, offers excellent local amenities, with a post office, chemist and library on your door step. More extensive shopping can be found at the nearby Ocean Terminal, which also houses a Pure gym, Vue Cinema and the Royal Yacht Britannia. An Asda store can be found at Newhaven Harbour, a 5 minute drive. There a number of great parks, including Victoria Park, which the extensive Water Leith cycle path network, runs through.

The area is serviced by a number of excellent and regular bus routes, along with the tram network, all offer direct routes to the west, to the A90 which links to all the major road networks, including the Forth Road Bridge, and M8.