





This third-floor flat enjoys spacious accommodation in need of cosmetic upgrades and refurbishment. The accommodation comprises a generous west-facing living room with a fireplace, a dining kitchen with a press cupboard, a sunny main bedroom with a mirrored fitted wardrobe, a second double bedroom and a versatile box room. Completing the flat is a family bathroom. The home enjoys a central city location in Leith, within walking distance of Leith links, shopping facilities, and bus and tram links while boasting easy access to the city centre, accessible in 9 minutes by car and 12 minutes via public transport. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition. Please note: some of the images have been virtually staged to show furnished rooms.

FEATURES

- Third-floor flat in Leith
- Part of a traditional tenement building
- Exciting refurbishment opportunity
- Entrance hall with storage
- West-facing living room with fireplace
- Spacious dining kitchen
- Wardrobed main bedroom with a westerly aspect
- Second double bedroom
- Versatile box room
- Three-piece family bathroom
- Communal grounds
- On-street parking
- Gas central heating and double glazing







"A TWO-BEDROOM, THIRD-FLOOR APARTMENT BENEFITING FROM EASY ACCESS TO GREEN SPACE, SHOPS AND COMMUTER LINKS."





EPC RATING:



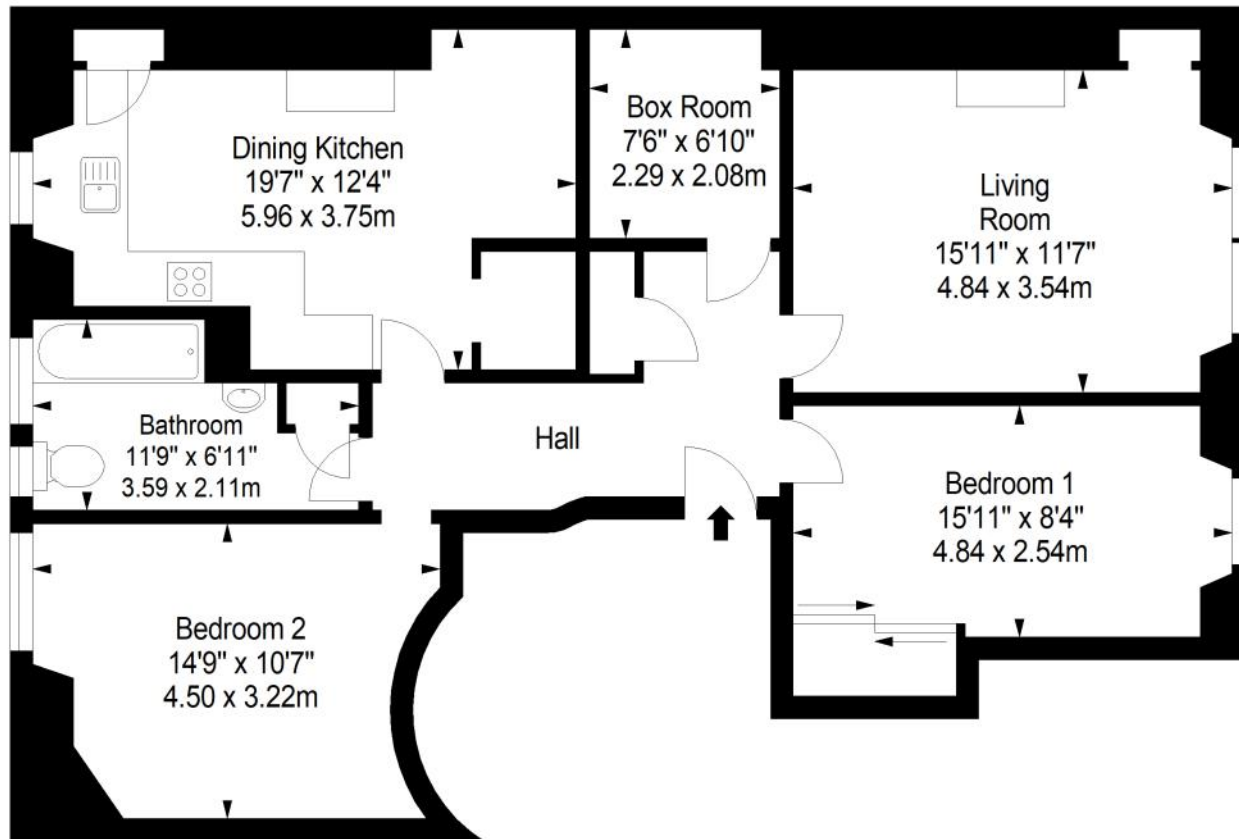
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Third Floor

Approx. 90.0 sq. metres (968.8 sq. feet)



Total area: approx. 90.0 sq. metres (968.8 sq. feet)



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