



Solicitors & Estate Agents










Offers Over
£150,000

89 3F1 Iona Street

Leith | Edinburgh | EH6 8RP

A superb opportunity has arisen to acquire this charming one bedroom top floor flat pleasantly situated within the Easter Road area of Leith. Close to excellent amenities and transport links, the property makes for an ideal first-time purchase. Viewing suggested.

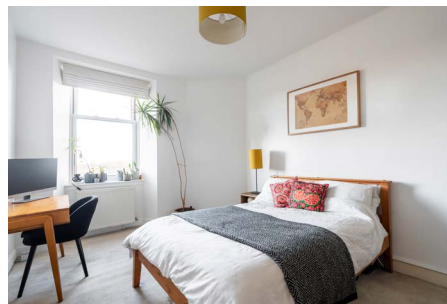
-  1 bed
-  1 public
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is presented in move-in condition while briefly comprising of; bright and airy lounge/kitchen/diner with an Edinburgh press, window seat, range of freestanding white goods, tiling in splash areas and a sizeable utility cupboard, large double bedroom with a lovely outlook and ample room for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; freestanding cooker, fridge and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There is a shared garden to the rear of the building whilst on-street permit/metered parking is available to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





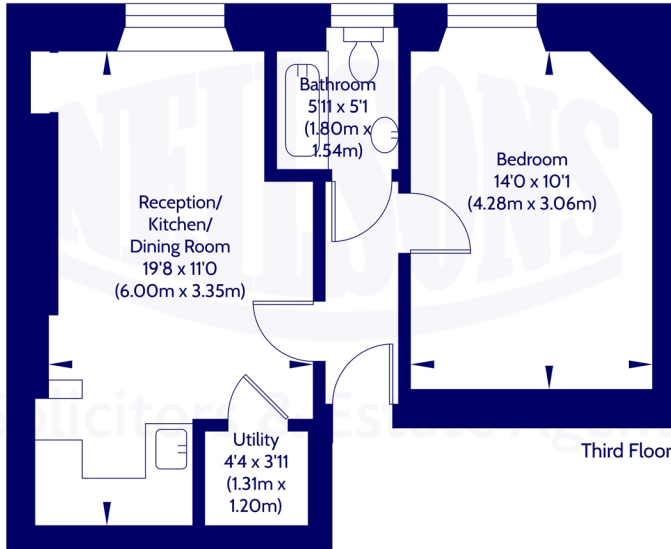
Location

The property is in the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craigminty Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 39.82 Sq M / 429 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

