



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 9, 8 CONSTITUTION STREET

Leith, Edinburgh, EH6 7BT



This two-bedroom flat in Leith enjoys modern interiors and light-filled accommodation. The home boasts a spacious, open-plan living and dining kitchen with fitted units, two bedrooms with wardrobes, plus the main enjoying an ensuite. Completing the residence is a modern shower room. Externally, the property offers its new owners a communal terrace garden, allocated parking and easy access to excellent amenities such as cafés, bars, restaurants, transport links (two minutes from a tram stop) to the city centre and further afield, plus a wealth of green spaces.

Extras: All fitted floor and window coverings, light fixtures and integrated kitchen appliances are to be 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.

FEATURES

- Second-floor flat with lift access
- Established development in Leith
- Neutral interiors throughout
- Secure entry-system
- Entrance hall with storage
- Generous open-plan living/dining/kitchen
- Principal bedroom with wardrobe and en-suite
- Second bedroom with fitted wardrobe
- Modern shower room
- Communal rear terrace
- Private allocated parking in residents' car park
- Electric heating and double-glazing







"ENJOYS A SOCIAL OPEN-PLAN KITCHEN DINING AND LIVING ROOM, SECURE ENTRY SYSTEM, PRIVATE PARKING AND A COMMUNAL TERRACE."





EPC RATING:



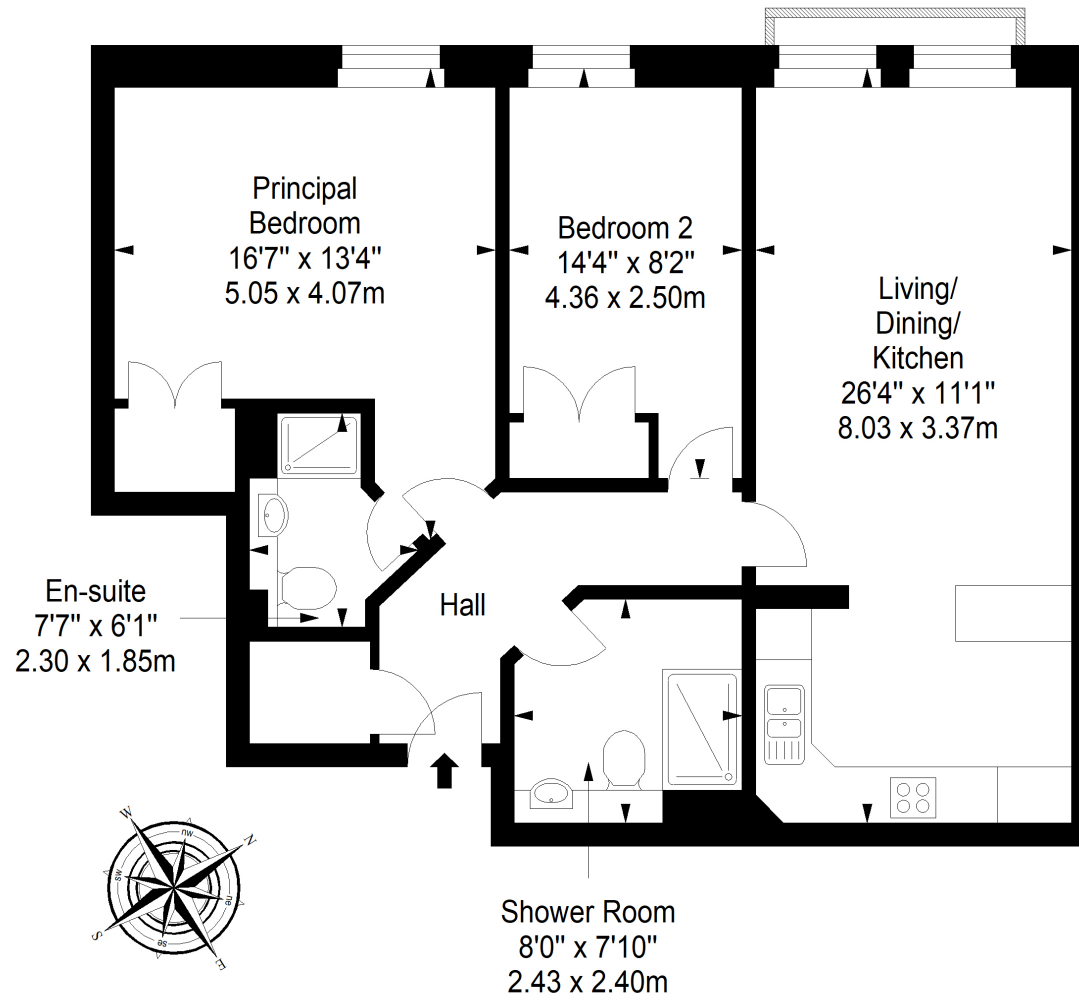
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

Approx. 75.2 sq. metres (809.5 sq. feet)



Total area: approx. 75.2 sq. metres (809.5 sq. feet)



GILSONGRAY.CO.UK

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GLASGOW

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EAST LOTHIAN

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01620 893 481



DUNDEE

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BORDERS

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