










Offers Over
£235,000

21/2 Stanwell Street

Leith | Edinburgh | EH6 5NG

A well proportioned ground floor flat, forming part of a modern development in the vibrant district of Leith. Close to excellent local amenities, transport links and green spaces, the property has been freshly painted throughout and is sure to have a wide appeal in the market, including first time buyers, professionals and downsizers.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Residents parking
-  Communal landscaped grounds
-  EPC Rating – C
-  Council Tax Band – D



Description

In brief the accommodation comprises entrance hall with secure entryphone system and a storage cupboard which also houses the tumble dryer, a bright lounge with French doors to a Juliet balcony, a stylish kitchen with a range of white wall and base units with co-ordinated worktops and subway style splashback tiling, two double bedrooms both with fitted storage, and a bathroom with a white four piece suite including a separate shower cubicle.

The property also benefits from gas central heating and double glazing.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fixtures and fittings will be included along with the gas hob and electric oven, fridge/freezer, dishwasher, washing machine, and tumble dryer.

Gardens & Parking

There are landscaped communal grounds around the development and there is on street residents parking.

Factoring

The common areas and garden grounds are maintained by FirstPort Ltd at a cost of approximately £175 per quarter and this also includes buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

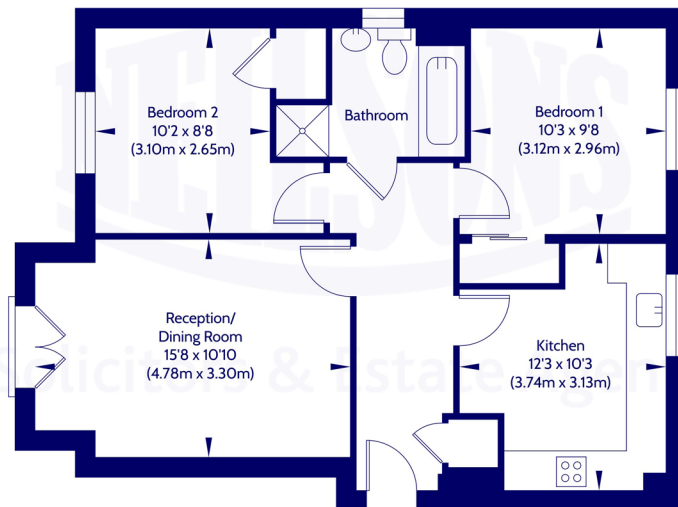
Stanwell Street is located on the edge of Pilrig Park in the ever-popular Leith district to the East of the City Centre. This vibrant location offers an abundance of amenities including shops and services all within easy walking distance, along with a thriving café culture, a wealth of bars and restaurants and a wide range of recreational facilities. Edinburgh's St James Quarter and Omni Centre are close at hand as well as Ocean Terminal and the popular Shore district. Excellent bus and tram services provide swift access to the City Centre, the airport and surrounding areas. Local schooling is provided from nursery to secondary level.





Approx. Gross Internal Floor Area 60.56 Sq M / 652 Sq Ft.

Ground Floor



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

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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

