










Offers Over

**£190,000**

## 16/6 Hopefield Terrace

Leith | Edinburgh | EH6 4AA

An exceptionally appealing second (top) floor apartment, forming part of a well-kept established development, quietly tucked away on a no through road, in Edinburgh's vibrant Leith area. A perfect first home or rental investment, the property enjoys a peaceful setting yet is moments away from a superb variety of cafes, restaurants and amenities on Leith Walk and the nearby Shore.

-  2 bedroom
-  1 public room
-  1 bathroom
-  Residents parking
-  Shared garden
-  EPC rating – C
-  Council tax band- B



## Description

The internal accommodation is immaculately presented throughout and briefly comprises: entrance hallway with excellent built-in storage, comfortable west facing reception/dining room with attractive flooring, a pleasant open outlook and recessed dining space, kitchen fitted with a good variety of base and wall mounted units, with wipe-clean worktops, contrasting tiling to splash areas and a selection of integrated appliances. There is superb potential to open the kitchen and dining room in to one dual facing contemporary living space, subject to obtaining the necessary consents. The space continues with a generously sized principal bedroom with built-in wardrobe, a spacious single bedroom which would work well as a home office/guest bed, and family bathroom with three piece white suite, tiling to splash areas and over-bath shower/splash screen.



## Extras

All floor coverings, light fittings, curtain poles, white goods and integrated appliances will be included. Please note that all of the furniture is available via separate negotiation.

## Gardens and Parking

There is a well kept lawned garden to the rear of the building which features a stone wall backdrop and is bordered by attractive mature trees. The space also benefits from drying facilities and ample residents parking is available.

## Viewing

By appointment through Neilsons (0131 625 2222).





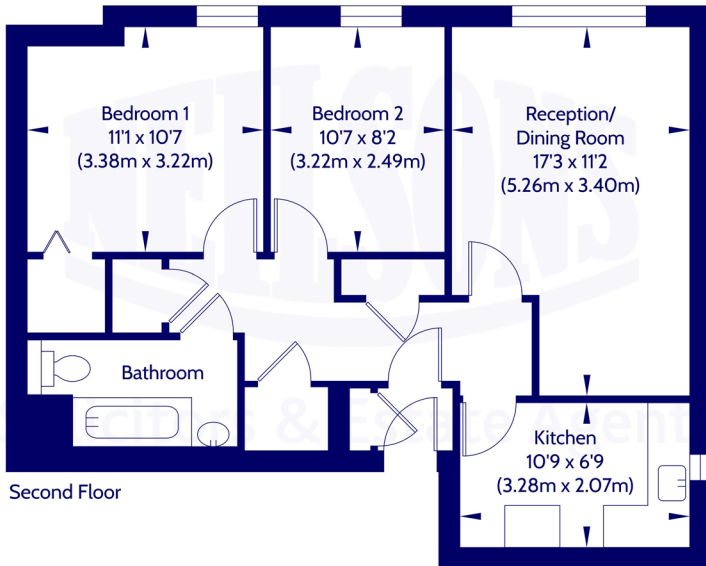
## Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants, and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and worldrenowned restaurants. Within walking distance you can find a local library, the Ocean Terminal complex, and Newhaven Harbour. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and the city-bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 60.69 Sq M / 653 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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.
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