

COULTERS®



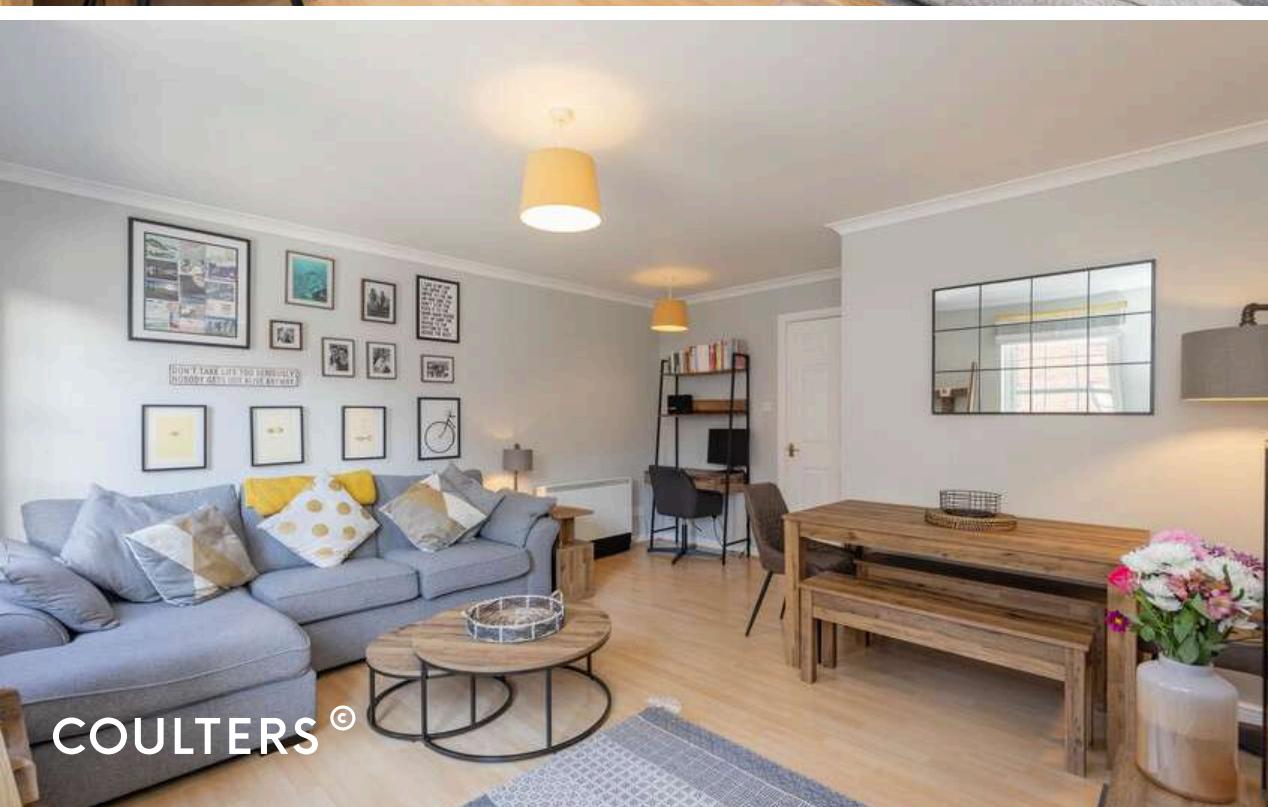
4/5 FOX STREET

LEITH, EDINBURGH, EH6 7HN

2 BED

2 BATH

1 PUBLIC



COULTERS®

TAKE A LOOK INSIDE

4/5 Fox Street is a well presented and bright two bedroom second floor flat forming part of a modern development which is positioned in the heart of Leith and stone's throw away from Leith Links and fantastic amenities. This property would made an ideal home for a first time buyer or young professional(s).

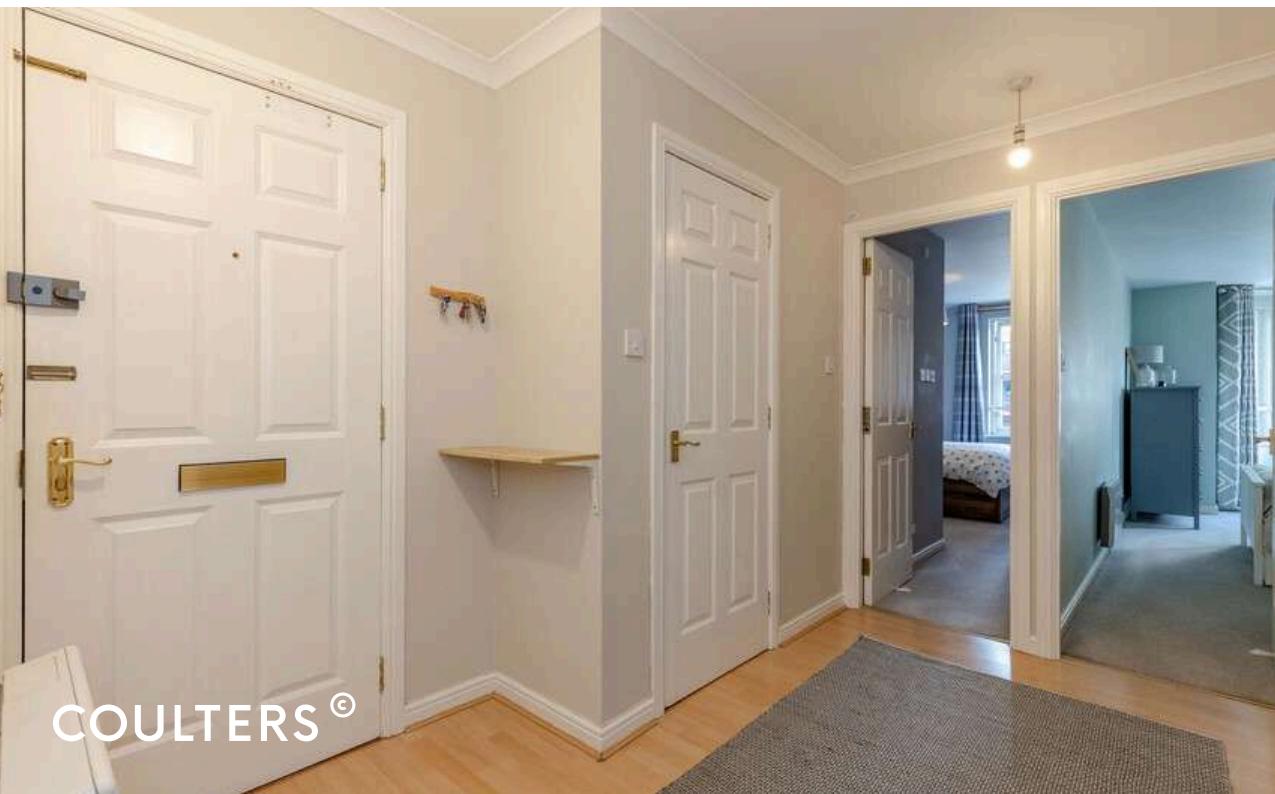
KEY FEATURES

- Stylish second floor flat.
- Two double bedrooms, one with an en-suite.
- Close to Leith Links and Water of Leith walkway.
- Private residents parking.
- Within walking distance of a tram stop.
- Excellent local amenities nearby.



The property comprises of a large welcoming hall with great storage space, bright and spacious sitting room to the front of the property with space for dining, kitchen with a range of wall and floor mounted shaker style cabinets and integrated appliances including fridge freezer, electric oven, electric four ring hob and extractor hood.

The two generous double bedrooms with built-in wardrobes, one of which has an en-suite, and three piece partially tiled bathroom complete the accommodation. The property further benefits from electric panel/storage radiator system, double glazing, secure door entry system and private residents parking.



THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams.

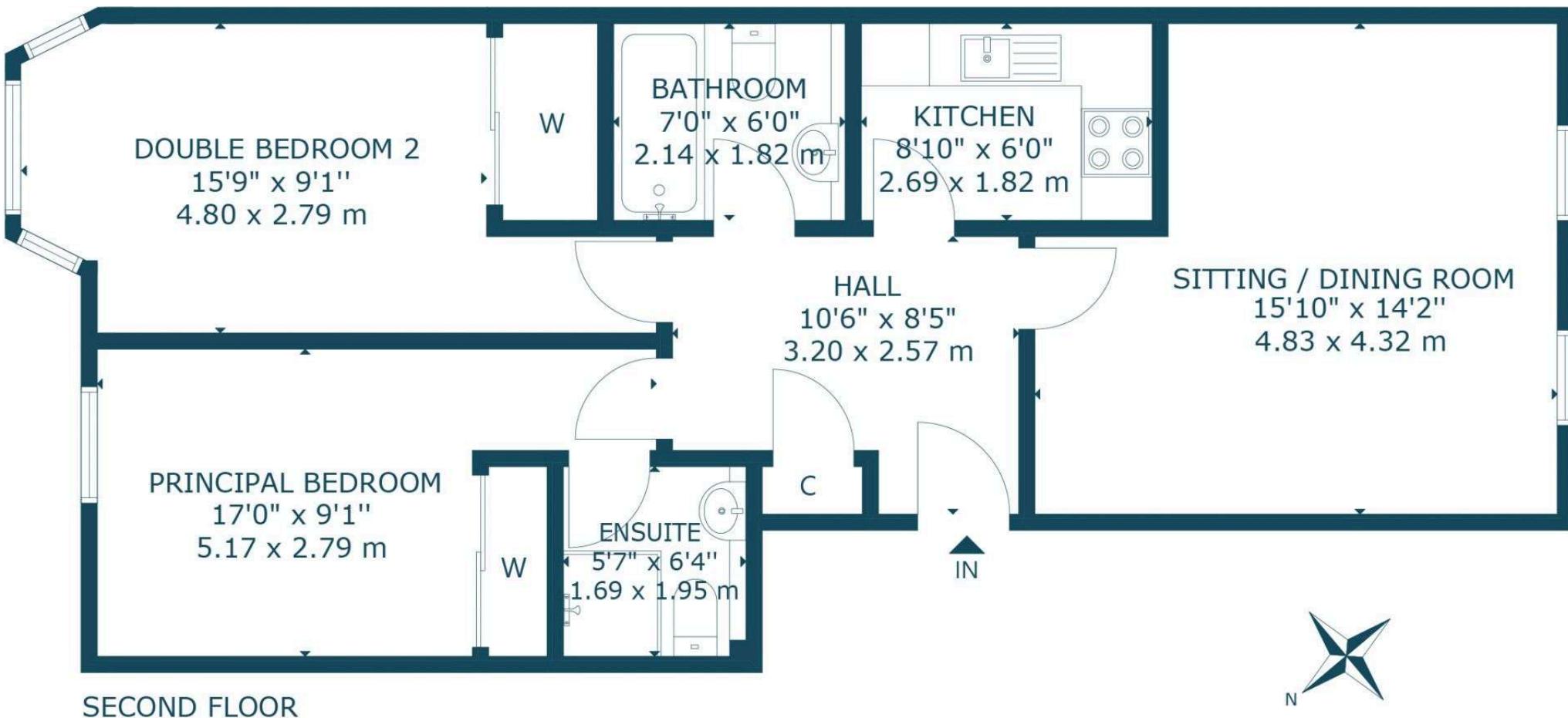
Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts.

The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre and Waverly train station.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





4/5 FOX STREET, EDINBURGH, EH6 7HN

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 774 SQ FT / 72 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.