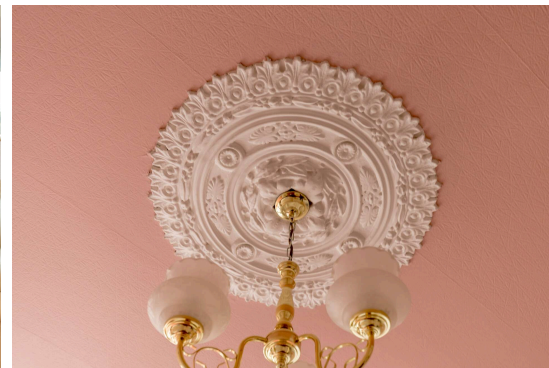
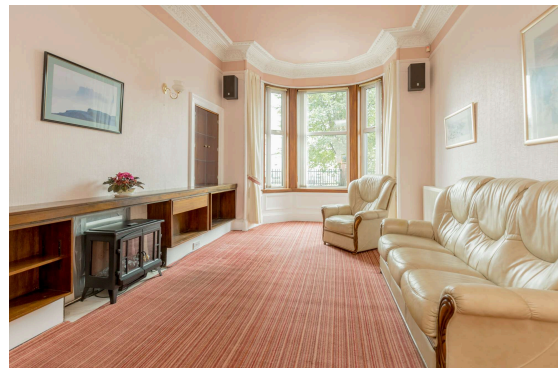


**24 Links Gardens
Edinburgh EH6 7JG**

Fixed Price £285,000

- Bay window living/dining room featuring ornate cornice and centre rose
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- One double bedroom with fitted wardrobes and a single bedroom with fitted wardrobes
- Gas central heating and double glazing
- Communal garden to rear
- On-street permit parking

Council Tax Band: C
Tenure: Freehold
Shared Ownership: N



Flat

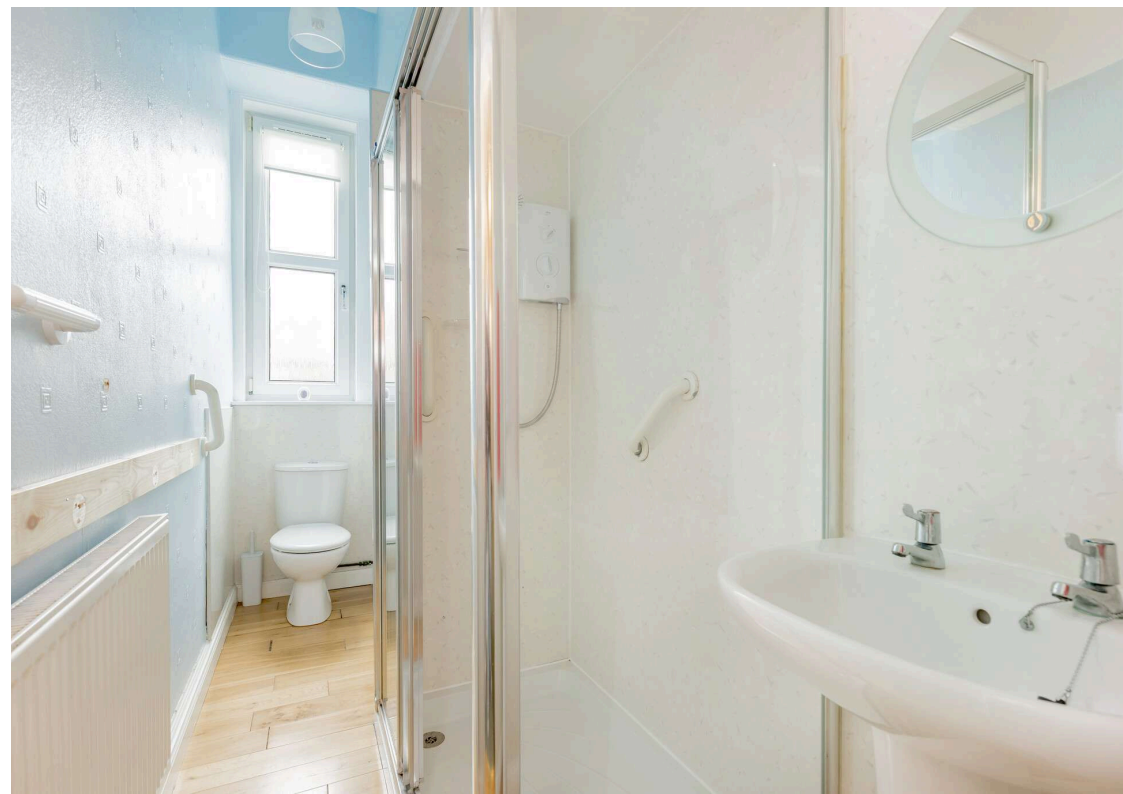
Blair Cadell is delighted to present this rarely available main door flat, located in the highly sought-after area of Leith Links. With two bedrooms and direct access to a communal garden, this charming property offers an inviting and versatile space, sure to attract a wide range of buyers. Viewing is highly recommended to fully appreciate all that this home has to offer.

The accommodation features a bright and spacious southwest-facing living/dining room with a bay window, bathing the room in natural light and providing an ideal setting for relaxation or entertaining. The kitchen is well-equipped with a variety of wall and floor-mounted units, an electric hob and oven, and white goods, all included in the sale. The property boasts two bedrooms—one single bedroom with built-in wardrobes, perfect for use as a guest room or home office, and a large master bedroom with fitted wardrobes and direct access to the communal garden. Completing the home is a shower room with a two-piece suite and electric shower. Additional benefits include gas central heating, double glazing throughout, a well-maintained communal garden, and on-street permit parking. *No warranties are given for systems or appliances*

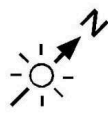
This fantastic property is less than a mile from the fashionable Shore district, home to an array of Michelin-starred restaurants, all within a pleasant 10-minute walk. Just beyond is Ocean Terminal, offering a multi-screen cinema, gym, spa, and a variety of high-street retailers. The vibrant areas of Leith Walk, Easter Road, and Great Junction Street are just half a mile away, featuring a wide selection of restaurants, cafés, bars, and local shops, as well as large supermarkets. The city centre and beyond are easily accessible via the new tram service, with the nearest stop just a five-minute walk away. Outdoor enthusiasts will appreciate the close proximity to the open green spaces of Leith Links, Seafield Recreation Ground, Craighentiny Golf Course, and local tennis courts.

Viewing by appointment on 0131 337 1800

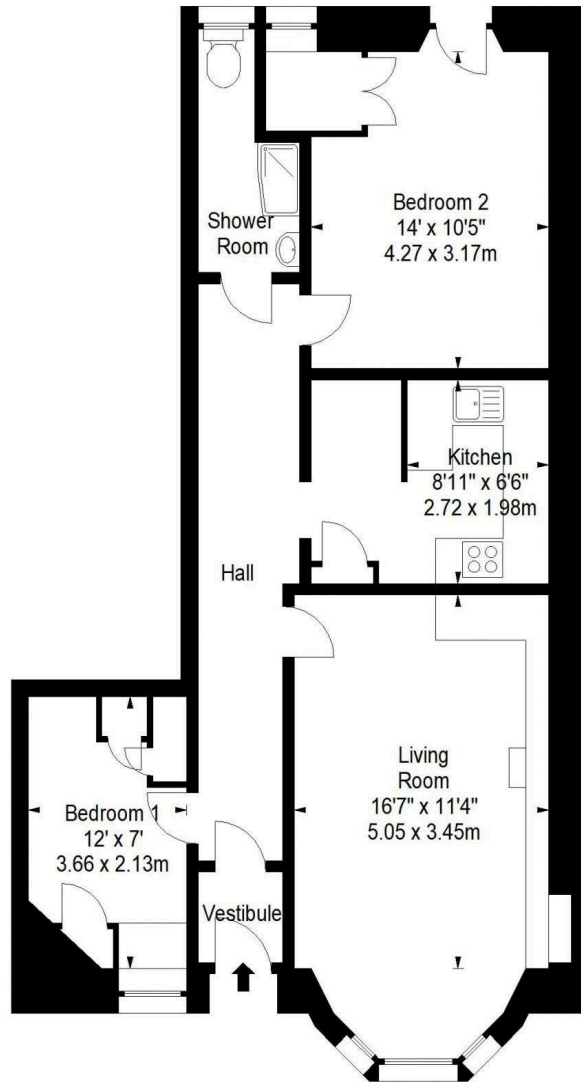




Links Gardens, EH6 7JG



Approx. Gross Internal Area
749 Sq Ft - 69.58 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



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