



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1(1F1) Newkirkgate
Edinburgh EH6 6AA

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Located in a prime location at the foot of Leith Walk, this Victorian two bedroom first floor flat forms part of an impressive bow end building. It lies within walking distance of the vibrant Shore district, only a minutes' walk from the Edinburgh Tram stop and you can enjoy the delightful green space of Leith Links.

Inside, the generously proportioned accommodation boasts attractive interiors, enhanced by high ceilings and elegant original features. You enter into a welcoming hallway which leads through to a wonderfully bright and spacious sitting room. South-facing, this unique 'bow' end room, offers views up Leith Walk to Calton Hill, and boasts a wealth of charming features, including original stripped floorboards, cornicing, and an original black marble fireplace.

A stylish kitchen, incorporates a central island unit, with striking stainless steel/glass chimney hood overhead and offers a convivial seating area. This well-appointed space embraces the charm of the property, along with desirable modern conveniences. Incorporated into the flat are two immaculately-presented double bedrooms; lit by large sash windows, and finished with tasteful décor. Finally, a pristine bathroom completes the accommodation; featuring corner bath with shower above and handy built-in storage.

Property Summary

- Set at the foot of Leith Walk, close to the popular 'Shore' district
- Traditional first floor flat
- Spacious 'bow' end, south-facing sitting room
- Stylish kitchen with feature island
- Two generous double bedrooms
- Bright three-piece bathroom
- Gas central heating & double glazed sash windows
- Shared courtyard area
- Controlled zoned permit parking on surrounding streets
- EPC Rating - D | Council Tax Band - C

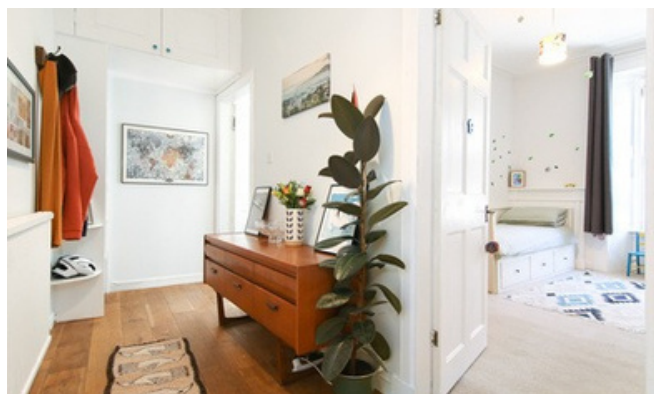
Home Report Value - £ 260,000







Stunning two
bedroom
traditional flat
with views of
Calton Hill





Outdoor space; is a shared courtyard area, with the vast open space of Leith Links a five minute walk.

Parking: Controlled zoned permit parking on surrounding streets

Extras: all fitted floor coverings, blinds, standard pendant light fittings and all kitchen appliances, to be included in the sale.



VIEW FROM FLAT

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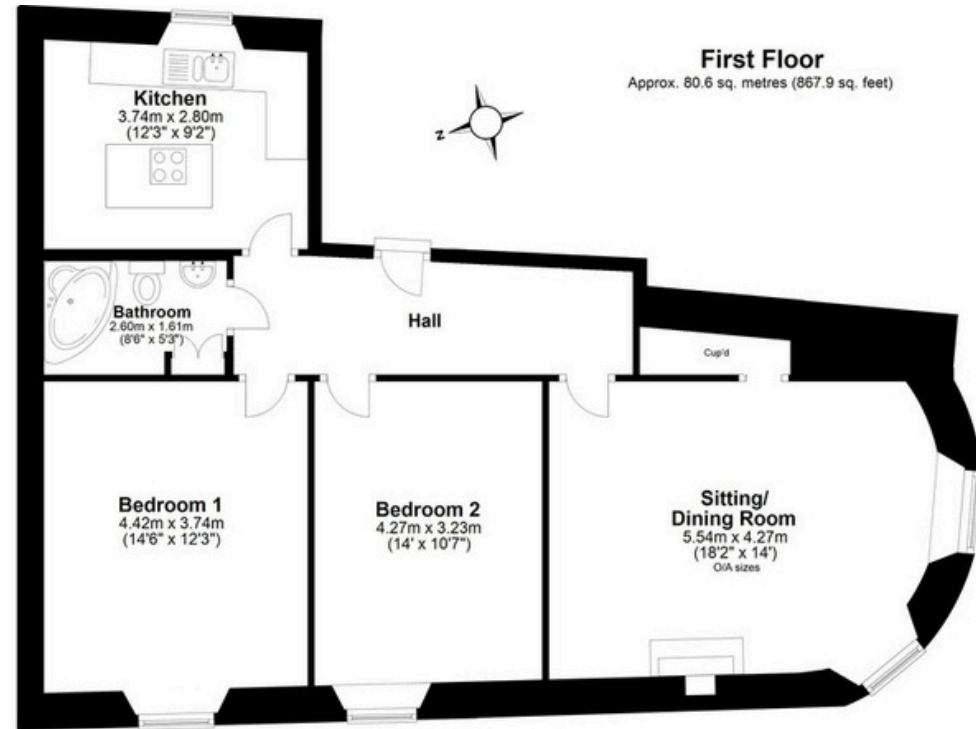
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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location



LEITH LINKS

The historic old port of Leith, is a highly sought after location and lies approximately 3 miles north east of the city centre. At it's heart is the vibrant and popular 'Shore' area, offering a vast array of bars, cafes and Michelin star restaurants, set around the Water of Leith. Based within the area is the Ocean Terminal Shopping Centre, and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office.

The vast open space of Leith Links is nearby, offering a number of leisure opportunities, as well as the old bath house of Victoria Baths, now a leisure centre with swimming pool and fitness centre. The Water of Leith cycle path network ends here and offers a vast network of pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. The tram network runs up Leith Walk and takes you west, as far as the airport. Additionally, there are efficient regular bus routes which also service the area.