

COULTERS[©]

15/6 IONA STREET

LEITH, EDINBURGH, EH6 8SG

 2 BED

 1 BATH

 1 PUBLIC









TAKE A LOOK INSIDE

15/6 Iona Street is a beautifully presented 2-bedroom flat situated on the second floor of a traditional stone-built tenement situated just a short distance from both Leith Walk and Easter Road. The property, which faces south, is particularly bright and sunny and offers views over the rooftops to Calton Hill. It also has great charm with wonderful, retained period features including ornate cornicing and ceiling rose which are paired with sympathetic modern upgrades.

The accommodation comprises - a welcoming hallway; stunning sitting room with elegant curved wall and feature fireplace; recently upgraded fitted kitchen with integrated appliances and new splashback tiling; two double bedrooms; a modern shower room and a separate WC. Off the hall are two handy storage cupboards and there is additional storage available above the shower room.

KEY FEATURES

-  Second floor apartment with great charm
-  Elegant curved wall sitting room with view
-  Communal rear garden and Dalmeny Street Park close by
-  Permit parking available
-  Leith Walk & Easter Road shops nearby
-  Tram stop moments away



The property benefits from gas central heating and newly installed wood grain effect double glazed sash and case windows. The building is accessed via a secure entrance with door entry system. To the rear of the property, is a shared garden. On-street parking is available by way of a residents parking permit.

EXTRAS

All window coverings, light fittings, fitted flooring and integrated appliances are included in the sale price. Shelving and brackets from bedroom two and the gold mirrors in the sitting room and hall are NOT included in the sale. Other items may be available via separate negotiation.



THE LOCAL AREA

Edinburgh's historic area of Leith is consistently voted one of the world's coolest neighbourhoods. Iona Street, located just a short stroll from the city centre is conveniently set between the amenities of both Leith Walk and Easter Road. This excellent position allows residents to enjoy easy access to the many local shops, cafes, bars, and restaurants in the area. The fashionable Shore is a pleasant twenty minute walk and for larger shopping requirements there is a Tesco Superstore at the foot of Leith Walk and a Lidl on Easter Road. The recently opened St James Quarter retail and entertainment destination and Omni Centre with cinema and Nuffield Health gym and pool, are just a short journey on foot.

There is a tram stop just moments away from the property which offers swift journeys into the heart of the city, connecting users to Waverley Railway Station, Edinburgh Bus Station and onwards, directly to Edinburgh Airport.

GET IN TOUCH



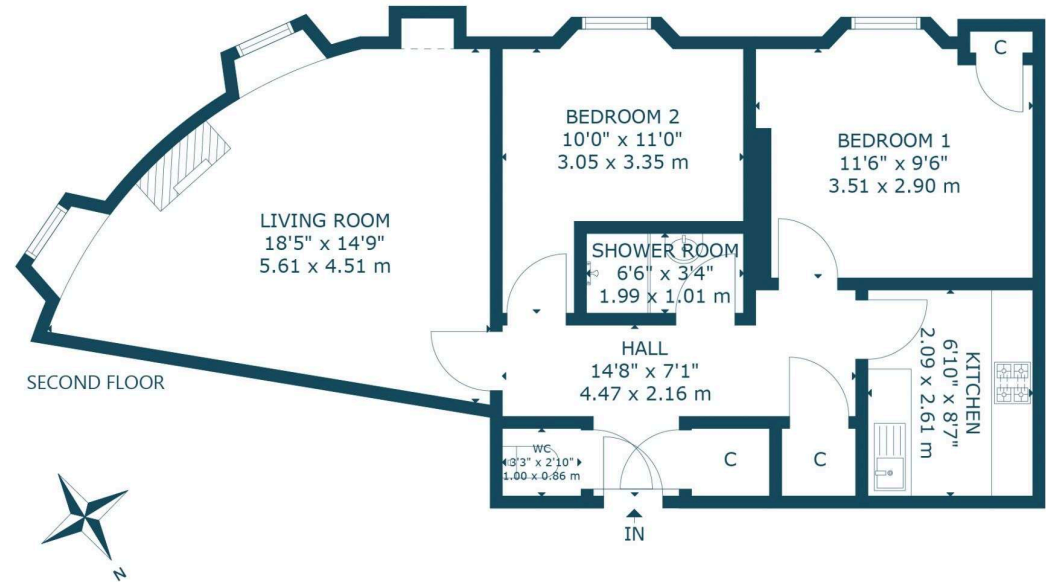
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 639 SQ FT / 59 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL 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.