



# 1 Cornhill Terrace

Leith Links, Edinburgh, EH6 8EJ



VMH ESTATE AGENTS





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Spacious 2 bedroomed lower villa situated just off Restalrig Road in the popular Leith Links area.

- Bay windowed sitting/dining room
- Well appointed kitchen
- Utility room
- 2 double bedrooms
- Bathroom with shower
- Gas central heating
- Double glazing
- Front and rear garden
- Cellar storage

**Offers Over: £290,000**

**EPC Rating: C**

**Council Tax: D**

**Tenure: Freehold**

Further information can be found in the home report.



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# About the Property

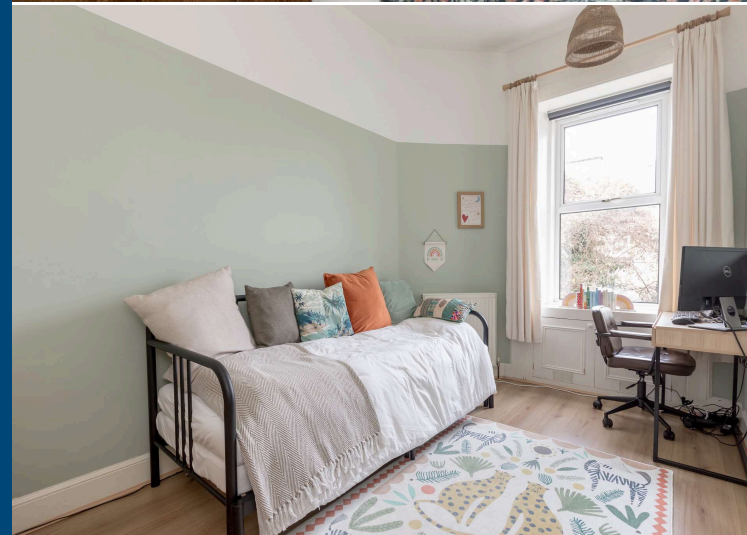
Located just off Restalrig Road in the popular Leith Links area this traditional 2 bedroomed lower villa offers an ideal home for young professionals and growing families alike. Cornhill Terrace lies within easy reach of local amenities on Leith Walk and local recreational facilities including golf courses can be found nearby.

Internally, the property offers well-proportioned all neutrally decorated and in move in condition.

Further benefits include gas central heating and double glazing.

## Extras

To include all fitted flooring, light fixtures (excluding shades), blinds, integrated oven, gas hob and dishwasher.

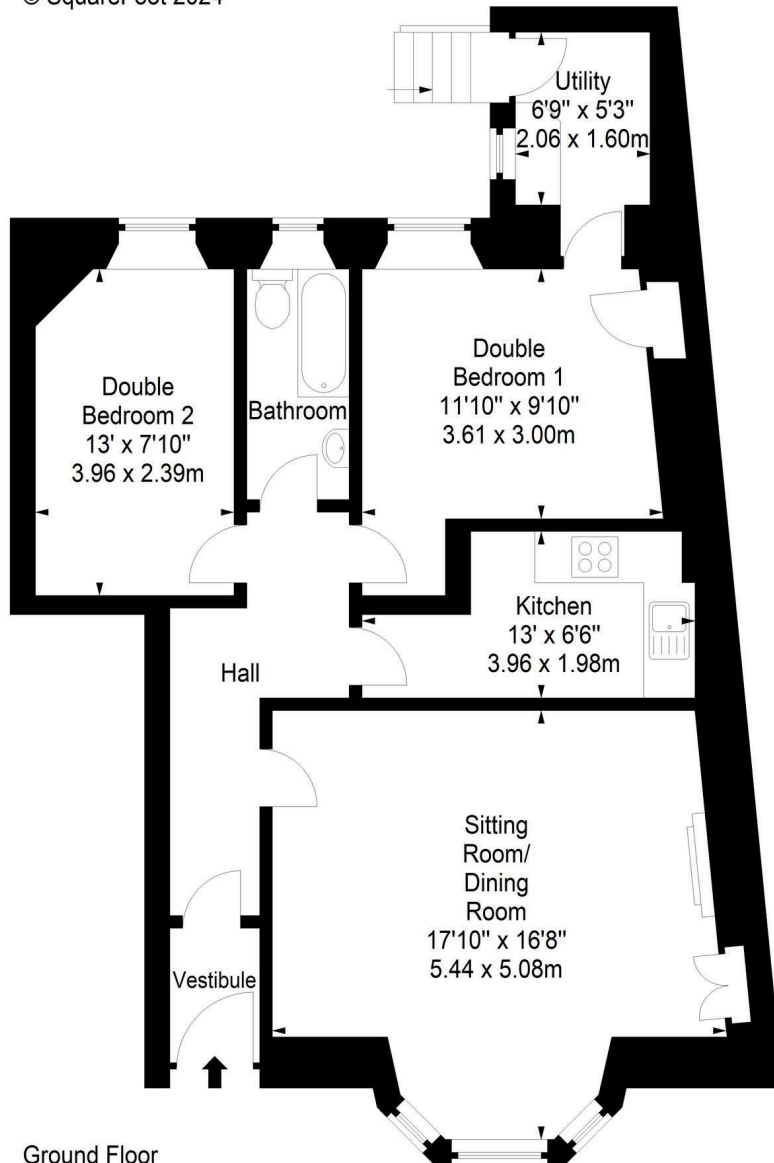


# Floor Plan

Cornhill Terrace, EH6 8EJ



Approx. Gross Internal Area  
761 Sq Ft - 70.70 Sq M  
For identification only. Not to scale.  
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## Location

Leith Links lies to the northeast of the city centre and has a range of local shopping facilities which cater for day to day needs with a more comprehensive variety available in nearby Leith Walk and Ocean Terminal. It neighbours the fashionable Shore district which offers an increasingly large choice of renowned restaurants and wine bars. Leith Links is within close proximity to the Scottish Government's offices at Victoria Quay and offers regular public transport runs to and from the city centre and surrounding areas. Recreational amenities include the open green spaces of Leith Links and Claremont Park. The Edinburgh tram line stops nearby and offers convenient travel through the city centre to Edinburgh airport.





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