

99 Iona Street, Leith Edinburgh EH6 8RP

Offers Over £190,000

- Kitchen/living/dining room
- Modern kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Large double bedroom with en-suite shower room
- W.C
- Utility cupboard
- Gas central heating
- Private front garden area
- On-street permit parking
- Council Tax Band: A
- Tenure: Freehold



Maindoor Flat

This superb main-door flat is certain to impress. Presented in true turn-key condition, and benefiting from excellent transport links to the city centre along with a fantastic range of local amenities, the property will appeal equally to first-time buyers and investors. Early viewing is strongly advised to avoid disappointment.

The accommodation comprises a spacious open-plan living/kitchen/dining area—an ideal space for relaxing or entertaining friends and family. The modern kitchen features a range of wall and floor-mounted units, a gas hob with electric oven, and integrated appliances. To the rear of the property is a generous double bedroom with a large cupboard providing excellent storage, as well as a stylish en-suite shower room. The hallway offers a separate W.C., a large storage cupboard, and a further utility cupboard for added convenience. The property benefits from gas central heating, ensuring comfort and energy efficiency. Externally, there is a private front garden area, and on-street parking is readily available.

The property is situated in the heart of Leith one of Edinburgh's most vibrant and sought-after districts. The city centre is within easy walking distance—approximately 20 minutes on foot—or just a short journey via the area's excellent public transport links, including a recently extended tram service just minutes away. For those commuting further afield, the Edinburgh city bypass is easily accessible at Newcraighall, providing swift connections to the A1, Edinburgh Airport, and the national motorway network. The local area offers an outstanding range of amenities, including a Tesco superstore, Ocean Terminal shopping centre, and the impressive new St James Quarter, home to a variety of high-street retailers, restaurants, and entertainment venues. Recreational and cultural attractions are abundant, with Leith Links, The Playhouse Theatre, the Omni Centre, and an exciting array of cafés, bars, and restaurants all close by. Whether you're looking for relaxed weekends or a vibrant social scene, Leith Walk offers the perfect blend of convenience and character.

Viewing by appointment on 0131 337 1800

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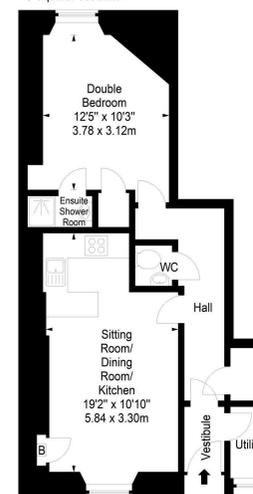
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Iona Street,
Edinburgh,
Midlothian, EH6 8RP



Approx. Gross Internal Area
492 Sq Ft - 45.71 Sq M
For identification only. Not to scale.
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Ground Floor