

LEITH
9/7 MURANO PLACE
EH7 5HH



EPC RATING: D

OFFERS OVER £175,000



MODERN ONE BED SECOND FLOOR FLAT WITH PRIVATE PARKING IN QUIET LOCATION OFF TRENDY LEITH WALK

This great one bedroom second floor flat lies just off the extremely popular & bustling Leith Walk, which offers a wide range of shops, cafes, bars & restaurants. A short walk, tram or bus ride into the city centre makes it ideal for first time buyers, young professionals or investors. Neutrally decorated and ready to move into with the added bonus of a private secure allocated parking space.

VIEWING

Sunday 2-4 or Pls Call 0131 446 6850

PROPERTY DESCRIPTION

- Hallway with handy storage cupboard
- Sunny, west facing living/dining room with twin windows, leading to
- Kitchen with a window and a good range of wooden fitted units & appliances
- Bright double bedroom with mirrored fitted wardrobes
- Bathroom with bath with shower over, sink & wc and storage cupboard housing the hot water heater
- Electric heating
- Updated upvc double glazed windows (2020)
- Private secure allocated off street parking space accessed via remote control
- Well maintained development managed by Charles White – approximately £100pcm to cover maintenance of communal areas and block buildings insurance

AREA

Leith is a very popular area in the east of the city which was recently deemed one of the world's coolest neighbourhoods. It offers an excellent range of supermarkets (including Sainsbury, Lidl & Tesco), independent retailers, gyms, coffee shops, bars & restaurants along Leith Walk, Easter Road and at the Shore area. There are superb amenities within the vicinity and the property is a short walk, tram or bus ride into the city centre with all its nightlife, theatres & cinemas, together with the St James Quarter and Omni Centre which provide a wide range of leisure facilities & shopping. The flat is also well placed for lots of walks and open spaces including Leith Links, the Water of Leith, Holyrood Park & Arthur's Seat.

The tram also provides an amazing link to Edinburgh Park and the Airport, or down to Newhaven and the Shore area.

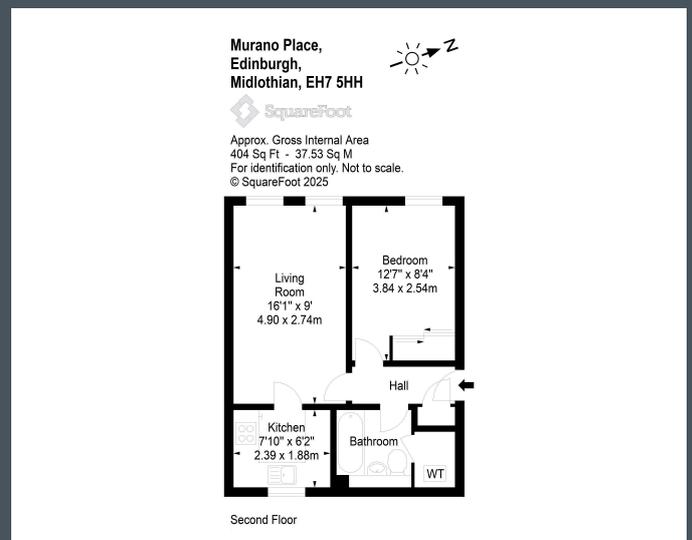
EXTRAS

The blinds/curtains, light fittings, freestanding cooker, cooker hood, freestanding fridge, countertop freezer and washing machine are included in the sale. Furniture may be available by separate negotiation.

HOME REPORT VALUATION

£180,000

Living/dining room	16'1 x 9' (4.90 x 2.74m)
Kitchen	7'10 x 6'2 (2.39 x 1.88m)
Bedroom	12'7 x 8'4 (3.84 x 2.54m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

