



**3/I Seafield Place**  
**Edinburgh, EH6 7QP**





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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

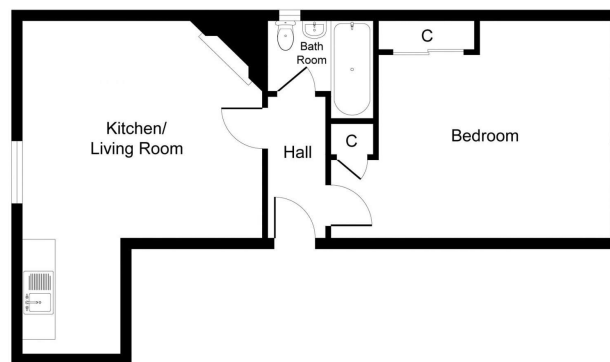
Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops. The nearby Ocean Terminal has an excellent range of shops, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia. The sports minded will appreciate the wide variety of recreational facilities including, Victoria Baths and Fitness Centre, Meadowbank Sports Centre, two local outdoor bowling clubs and the well known Leith Links where many sporting activities take place. Leith Links itself also provides a lovely environment to walk, take children to the play park or to take dog/s for exercise which could lead onto the recently upgraded walkway with exits at Pirniefield, the Findlay's, Restalrig Road, Lochend Road or Easter Road. Education is well served locally from nursery, primary and secondary schooling. The refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus are all easily reached. The property is ideally placed for those working within the city centre and has an excellent public transport service. A short drive away allows access onto the beginning of the A1 from where the city bypass and other areas can be reached.

## DESCRIPTION

3/1 Seafeld Place is a bright and spacious one bedroom flat, situated directly opposite the popular Leith Links. The property would make an ideal first time buy or buy to let investment. The accommodation comprises: entrance hallway; well-proportioned living room and kitchen off with base and wall mounted units; generous double bedroom with cupboard off, built-in wardrobe and window with working shutters and contemporary bathroom with mains operated shower over bath and window. Further benefits include: gas central heating, unrestricted street parking, excellent local amenities and good transport links.

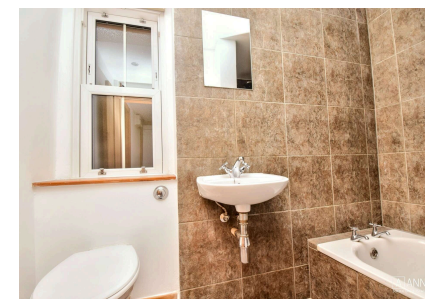
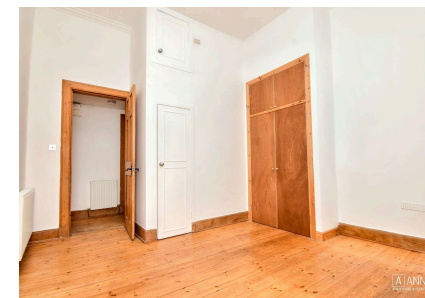
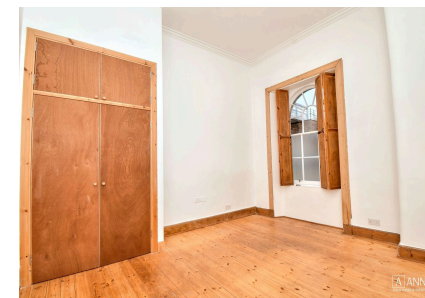
The energy efficiency rating for this property is band D

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.



Approximate Floor Area  
503 sq. ft  
(46.77 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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