


COULTERS[©]

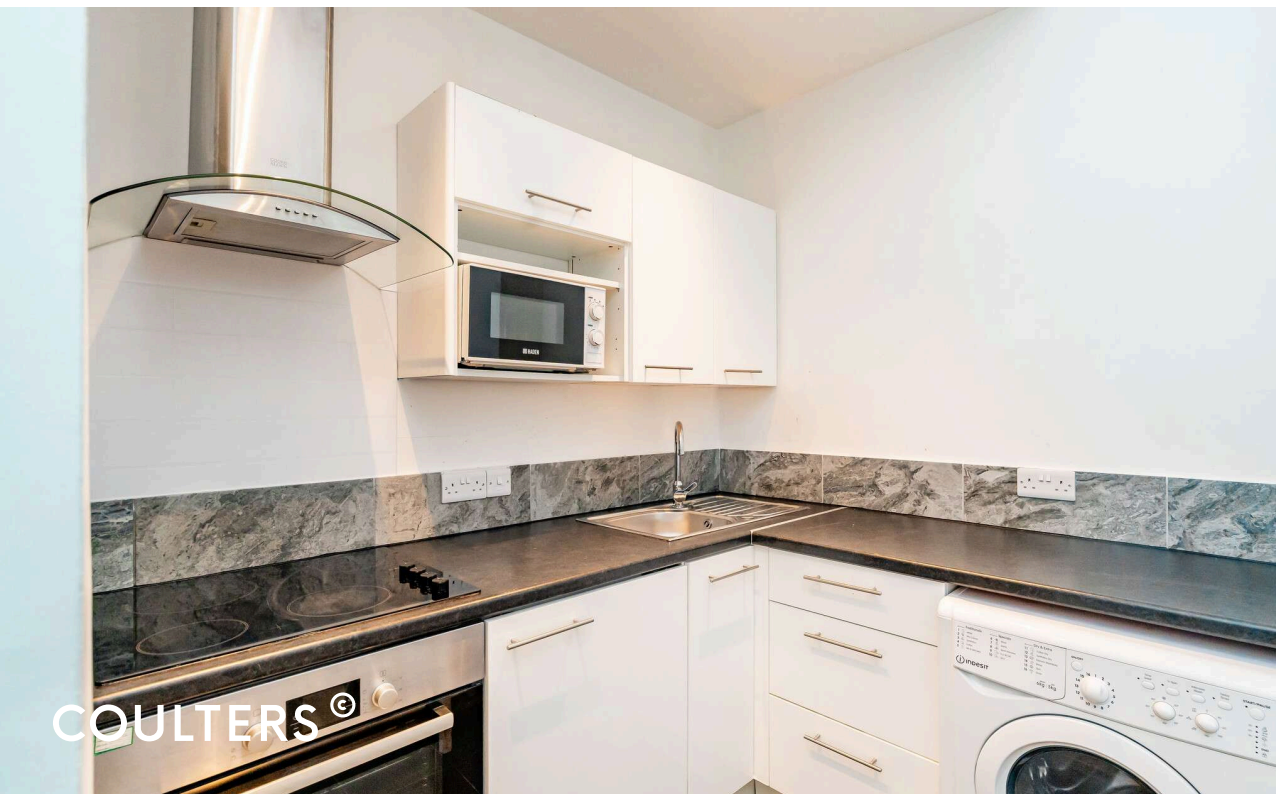
29 PF1 IONA STREET

LEITH, EDINBURGH, EH6 8SP

 1 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

29 PF1 Iona Street presents a fantastic opportunity for a first-time buyer, offering modern, low-maintenance living in a well-connected location. The home is centred around a bright open-plan living area, creating a flexible layout that is ideal for both everyday living and entertaining, with a seamless flow between the kitchen, dining and lounge spaces that enhances natural light and maximises the sense of space.

KEY FEATURES



Ground floor flat with openplan living space.



Once double bedroom.



Communal rear garden and Dalmeny Street Park close by.



Permit parking available.



Leith Walk & Easter Road shops nearby.



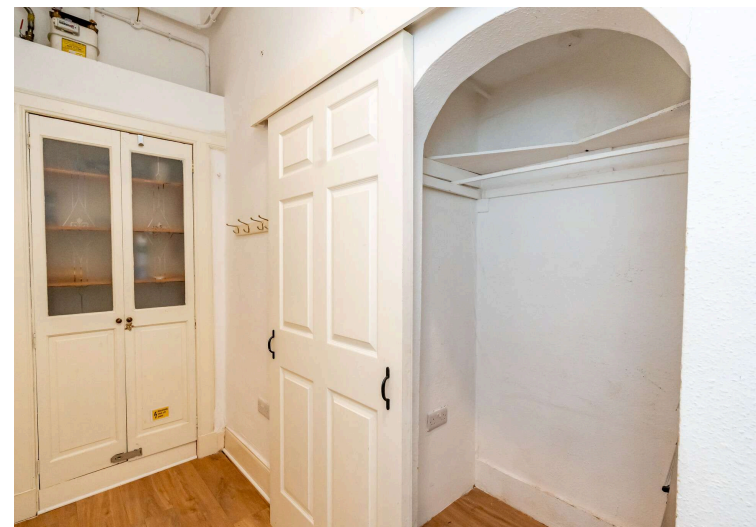
Tram stop moments away.



EPC Rating - C



Council Tax Band - B



The property further benefits from a bedroom situated peacefully to the rear of the property, a contemporary bathroom fitted with an overhead shower, and excellent built-in storage solutions that add to the practicality of the home. This apartment further benefits from a share rear garden.

This property offers an ideal step onto the property ladder and is perfectly suited to buyers seeking a stylish and functional first home.



THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams. Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre, to Waverley train station and onwards to Edinburgh Airport.

EXTRAS

The fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £160,000



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



29 PF1 IONA STREET, EDINBURGH, EH6 8SP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 430 SQ FT / 40 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.