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11/1 Citadel Place

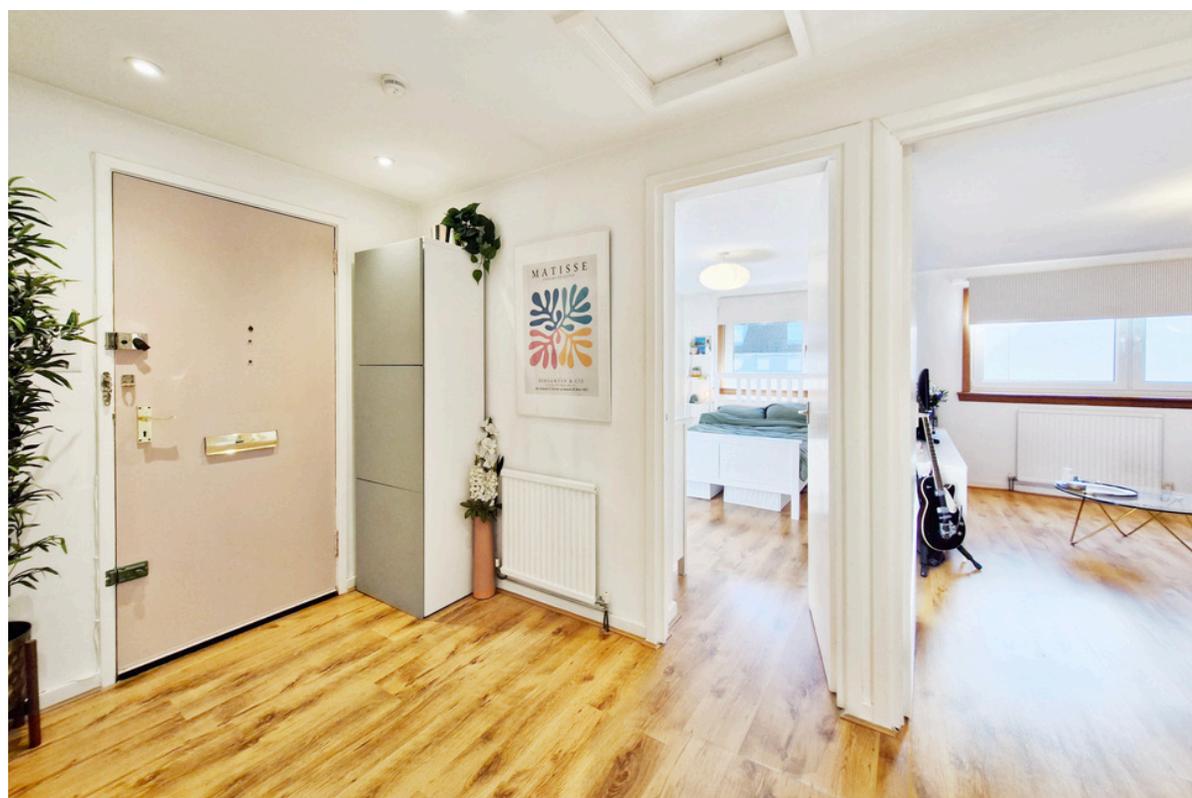
The Shore, Edinburgh EH6 6LQ

11/1 Citadel Place

Tucked away in a quiet cul-de-sac just off Commercial Street, this modern one-bedroom upper villa flat offers spacious accommodation a stones throw from the Water of Leith and the bars and restaurants of the 'Shore' area. This is a hidden gem with a private garden, in a very desirable area.

Set back behind gardens you enter a communal stair which is only for the two first floor flats. The flat is beautifully presented with bright and airy interiors. Inside, you are greeted by a bright and spacious central hall. Both the lounge and bedroom enjoy the front south-facing aspect. The lounge is a bright with ample space for various furniture arrangements. Across the hall is a generous kitchen, with wood finish cabinets and excellent worktop space, this is complemented with a built-in pantry. Finally, there is a comfortable double bedroom, home office/dressing room and a stylish three-piece bathroom. Storage is supplemented by partially floored attic space.

Extras: All fitted floor coverings, fully integrated appliances (which is the microwave and oven/hob), and free-standing dishwasher and washing machine are included in the sale.



Property Summary

- Upper villa flat, in the highly desirable 'Shore' district
- Spacious lounge
- Generous kitchen with pantry
- Double bedroom
- Three-piece bathroom
- Home office/dressing room
- Gas central heating & double glazing
- Private front garden
- Residents permit parking - Zone N8
- EPC Rating - C | Council Tax Band - A

Home Report Value - £170,000





Spacious
one bedroom
upper villa,
in the vibrant
'Shore' area





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dream property!



RALPH SAYER
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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



First Floor

Approx. 52.7 sq. metres (567.6 sq. feet)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



WATER OF LEITH AT THE SHORE

Location

The vibrant Shore area lies in the historic Port of Leith. A wealth of bars, cafes and Michelin starred restaurants, line the Water of Leith. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a Pure Gym, Vue Cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scotland Office. The wide open park of Leith Links, is nearby and a great social hub with local activity clubs. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness centre. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you through the city and outlying areas. An excellent number of regular bus routes and the trams, service the area, taking you through the city centre and then west to the Gyle Business Park and Edinburgh airport.