



RALPH SAYER
SOLICITORS & ESTATE AGENTS

30/18 West Bowling Green Street

Leith, Edinburgh, EH6 5PB

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This beautifully presented one-bedroom, fourth-floor flat, with both lift and stair access to all levels, is situated in the sought-after residential district of Leith, next to the picturesque Water of Leith. The property comes with spacious accommodation and fresh, neutral interiors throughout, comprising of welcoming hallway with good built-in storage, open-plan living/dining/kitchen with integrated kitchen appliances included in the sale price, and Juliet balcony from the living area overlooking the communal gardens.

The property further features a spacious double bedroom with fitted wardrobes and a contemporary family bathroom with an overhead shower. Forming part of a modern development, the property benefits from gas central heating and double glazing, as well as well-kept garden grounds and communal bike store, private residents' parking and further on-street parking.

Being within easy reach of the city centre and the cosmopolitan district of The Shore, this property makes an ideal purchase for first-time buyers, professionals and property investors.

Property Summary

- Fourth-floor flat in Leith with lift access
- Part of an exclusive, modern development
- Fresh, neutral interiors throughout
- Entrance hall with built-in storage
- Open-plan living/dining/kitchen with a Juliette balcony
- Spacious double bedroom with storage
- Modern family bathroom with a towel radiator
- Well-maintained communal garden grounds and secure bike store
- Secure residents' parking with on-street parking available
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £215,000





Extras: To include all fitted carpet and fitted floor coverings, window coverings, light fittings and integrated kitchen appliances.
Factor: the development is managed by Ross & Liddell for an approximate fee of £80/pcm which covers the cleaning, lighting and maintenance for all communal areas, lift maintenance and block buildings insurance.



Let us help you find your next
dream property!



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 **CHARTERED FIRM**

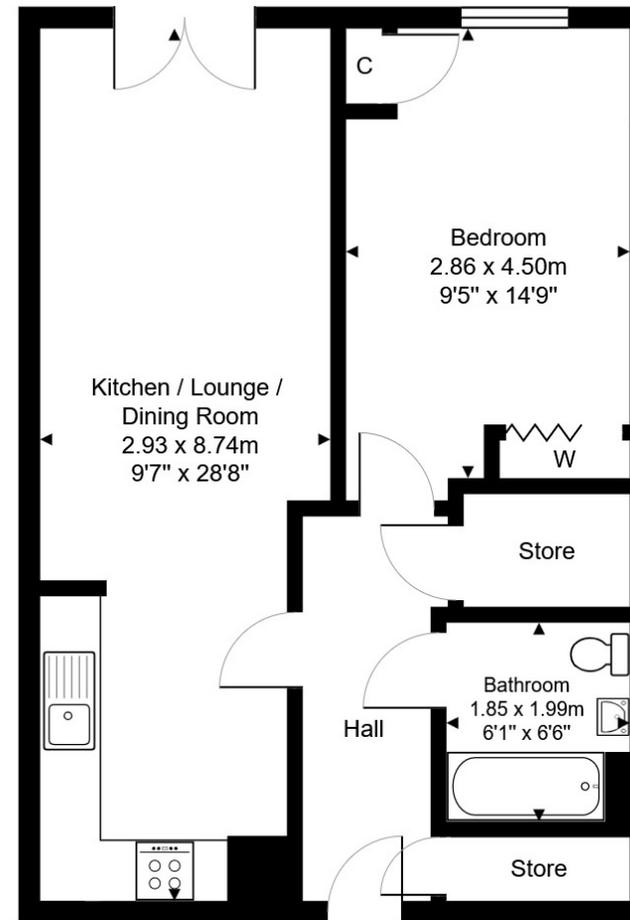
DISCLAIMER

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.



Total Area: 52.0 m² ... 559 ft²

All measurements are approximate and for display purposes only



4th Floor