



RALPH SAYER
SOLICITORS & ESTATE AGENTS

67/6 Lorne Street

Leith, Edinburgh EH6 8QG

67/6 Lorne Street

Tucked away with-in a traditional tenement, this second floor flat offers a perfect blend of charm and modern convenience. Conveniently placed between Leith Walk and Easter Road, you'll find an array of delightful shops, charming cafes, and artisanal bakeries with a tram stop a short stroll on Leith Walk. With easy access to the city centre and the Shore district, this location is ideal for those who appreciate city living.

On entering you find a welcoming hallway which draws you into beautifully presented interiors that exude elegance and warmth, enhanced by original stripped and varnished floorboards. The highlight of this stunning flat is undoubtedly the bright south-facing sitting and dining room, where natural light pours through a large casement windows. This inviting space is perfect for relaxing or entertaining with the kitchen conveniently positioned next door. The kitchen offers ample storage and a range of appliances, providing both functionality and style. A pantry in the sitting room provides supplementary storage. A large box room in the hall provides versatile storage solutions, along with a platform bed for over night guests. You can retreat to two elegant double bedrooms designed for relaxation, which share a bright and airy three-piece bathroom and completes this fantastic home.

Property Summary

- Traditional second floor flat
- South-facing sitting & dining room
- Sleek modern kitchen
- Two appealing double bedrooms
- Large box room with platform bed
- Stylish three-piece bathroom
- Gas central heating (New boiler - 2 years old) & double glazing
- Well-maintained shared rear garden
- On-street parking: Metered & Permit (Zone N7)
- EPC Rating - C | Council Tax band - C

Extras: fitted floors, blinds, gas hob, electric oven and washing machine, to be included in the sale.

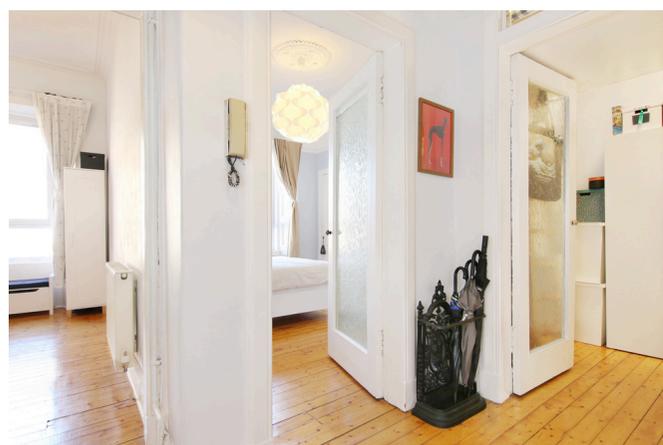
Home Report Value - £320,000







Lovely
traditional,
two bedroom
Second floor
flat





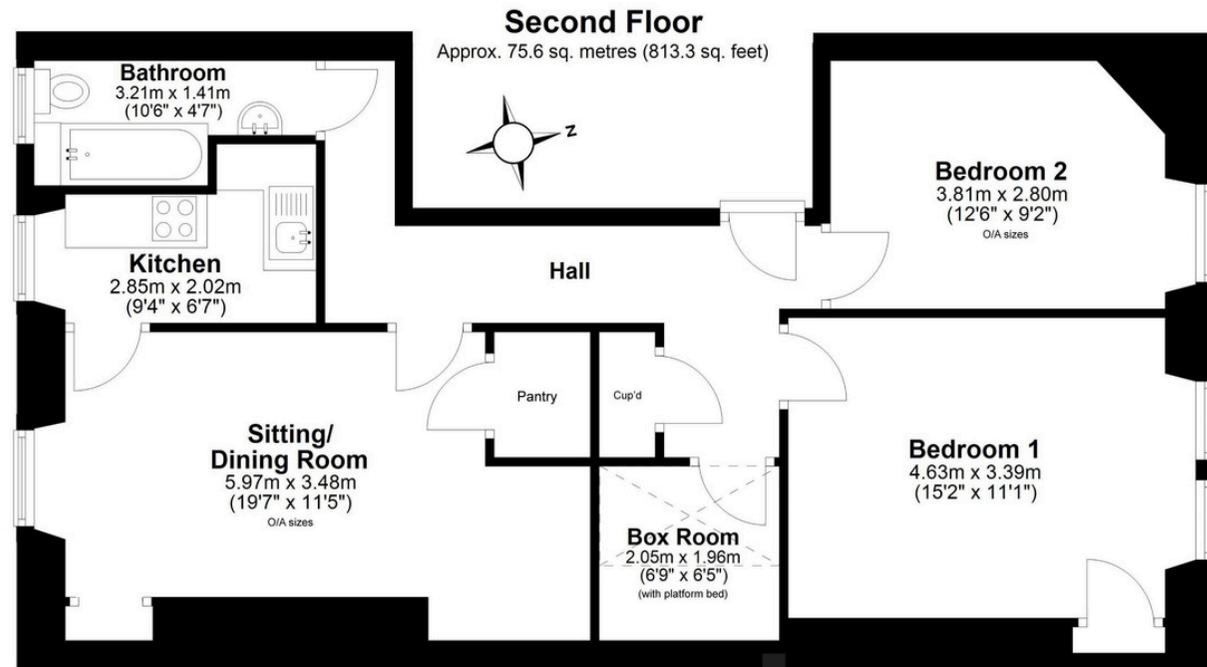
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dream property!



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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.



SHARED GARDEN

Location

Lorne Street, is one of the many streets, linking Leith Walk and Easter Road. A prime central location, just minutes from the city centre's east end or the vibrant Shore area in the Port of Leith. There is a wealth of local amenities to choose from, and the addition of the attractions offered by the city centre's, great bars, restaurants and cultural venues. Within easy reach are the Omni Centre, which has a cinema, a number of eateries and gym and the Playhouse Theatre. Meadowbank Retail park offers additional shopping, as well as its sports centre and stadium, for leisure activities. Holyrood park and the Scottish Parliament are a 15 minute walk, as well as the Waverley Station and a tram stop can be found on nearby Leith Walk, which offers direct access to the west and Edinburgh International Airport.