



7/5 ADMIRALTY STREET, EDINBURGH, EH6 6JT



SECOND FLOOR FLAT

- Sitting/Dining Room/Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating
- Secondary Glazing
- On-Street Parking
- Communal Rear Garden
- EPC Rating - D



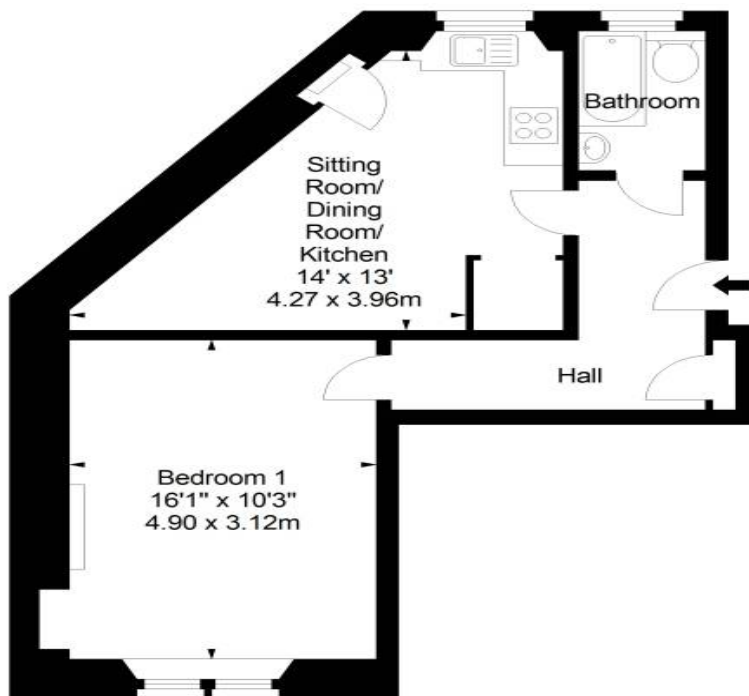
Property

This lovely second floor flat is situated in a tenement style building in Leith, north of Edinburgh's city centre. It is a quiet street and on the doorstep of the shore, Ocean Terminal and the water of Leith walkway. You enter the flat into an L shaped hallway which has an integrated cupboard perfect for coats, shoes and other household items. There is laminate flooring and neutrally decorated walls, which extend through to the sitting/dining room/kitchen and the bathroom. The sitting/dining room/kitchen is spacious, comfortable and bright, with a large window overlooking the rear garden. The kitchen area has stylish white units with stainless steel handles and contrasting wood finish work surfaces, along with an integrated stainless oven, hob and hood. With plenty of room for a table and chairs it is

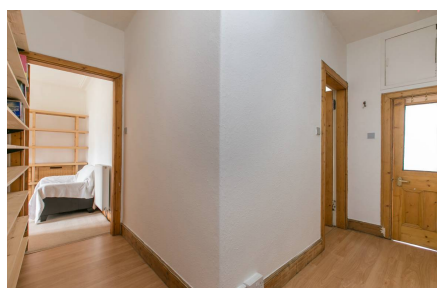
perfect for dining and entertaining friends. Two cupboards provide excellent storage. The double bedroom is a generous size with a fitted carpet and a large south east facing window with wooden panelling, filling the room with natural light. Recessed shelving provides storage and display and a fireplace with a tiled hearth gives a focal point. The bathroom has a white suite, white tiling and an over bath shower. There is a communal rear garden, gas central heating, secondary glazing and ample on street parking. The flat also has a Virgin fiberoptic broadband connection. Included in the sale are fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, light shades, bed, sofa bed, washing machine, dining table and shelves.

Admiralty Street, EH6 6JT

Approx. Gross Internal Area
458 Sq Ft - 42.55 Sq M
For identification only. Not to scale.
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Second Floor





Map and Local Area

Leith lies less than a mile from the city centre and has excellent transport links across Edinburgh. It is a vibrant area with a wide selection of local shops, cafes, restaurants and bars. Leith provides the best of urban living and a historic tradition and community.



Notes



Call 0800 917 6948



Email: property@lesliedeans.co.uk
www.lesliedeans.co.uk

3 St Patrick Street EH8 9ES Newington Edinburgh
135 137 St Johns Road EH12 7SB Corstorphine Edinburgh
31A High Street EH30 9PP South Queensferry

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.