



17 Prospect Bank Place, Leith Links
LEITH LINKS | EDINBURGH | EH6 7PT


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A rare opportunity has arisen to acquire a traditional lower villa with three bedrooms, garage and driveway, quietly positioned on a large corner plot within the sought-after area of Leith Links, close to a good range of amenities and super transport links.

This spacious main door apartment offers bright, spacious and versatile accommodation over one level, now in need of modernisation is offers a fantastic opportunity for a new owner to upgrade to their own requirements and standard. It further benefits from a single garage, a monobloc driveway and well-maintained front, side and rear gardens. Early viewing is highly recommended.

- Entrance vestibule
- Hallway with storage
- Bay windowed main bedroom (could also be used as sitting room)
- Two further double bedrooms
- Spacious living room with feature fire and access to sunroom
- Sunroom with glazed door to garden
- Bathroom with 3-piece suite
- Gas central heating and double glazing
- Private front garden with lawn
- Private side and rear gardens with mature shrubs and lawn
- Single garage
- Monobloc driveway

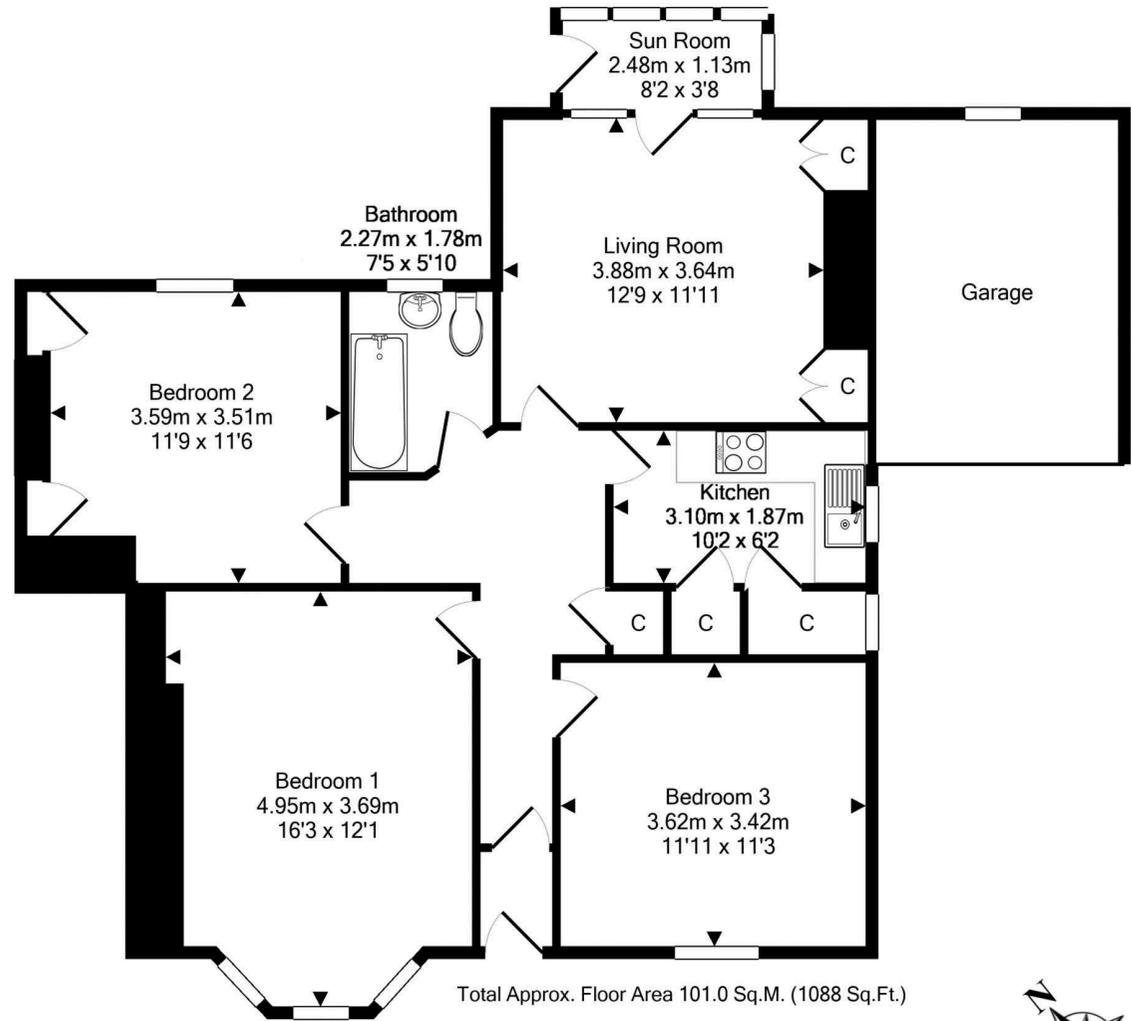
All fitted floor coverings, fittings and fixtures, curtains, gas and electric fires and gas cooker are included in the sale. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Leith Links area of Edinburgh lies to the east of the city centre. The property is well positioned to take advantage of a superb range of shopping outlets within Leith itself, whilst a short drive away is the vibrant Shore area which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Ocean Terminal retail and leisure complex includes a multi-screen cinema and a Marks & Spencer's food hall. An efficient public transport network is on hand, which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2021

