



# Leith

9/16 Couper Street  
EH6 6HH



Second Floor Flat, Entryphone -16

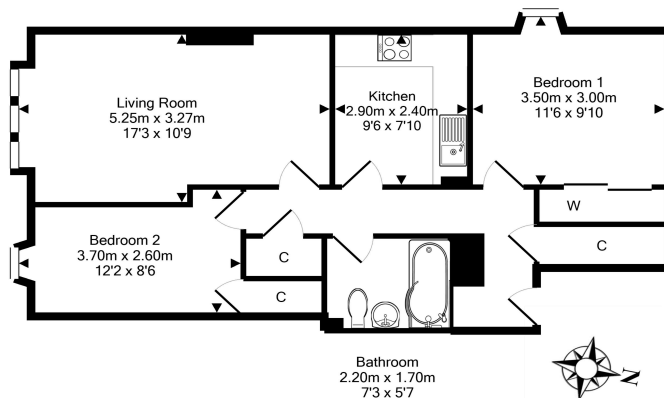
OFFERS OVER £178,000

- Entrance hall
- Living/dining room
- Kitchen
- 2 double bedrooms
- Bathroom with shower
  
- Electric heating
- Double glazing
- Secure entryphone system
- B-Listed converted warehouse
- Lift



Viewing by appointment call  
Beveridge & Kellas on 0131 554 6321





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.  
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This second-floor flat is situated within a B listed converted warehouse and is conveniently situated for the cosmopolitan area of The Shore offering a choice of trendy bistros, bars and restaurants. The Ocean Terminal offers a multi-screen cinema, 24-hour gym, High Street stores and a further choice of bistros and bars. A good choice of public transport offers access to the City Centre and surrounding areas. In addition, there is a wide choice of shopping facilities nearby including a choice of supermarkets.

The property is situated to the front and side of the building and in brief comprises: L-shaped entrance hall with solid wood flooring and 2 generous storage cupboards. The livingroom is to the front also with solid wooden flooring and 3 small windows. The internal breakfasting kitchen offers a range of wall and base units, automatic washing machine, fridge/freezer, electric oven and hob. Bedroom 1 is to the side with built in wardrobes with sliding mirrored doors. The second bedroom is to the front also with a built-in wardrobe and the internal partially tiled bathroom with electric shower completes this property.

## FACTOR

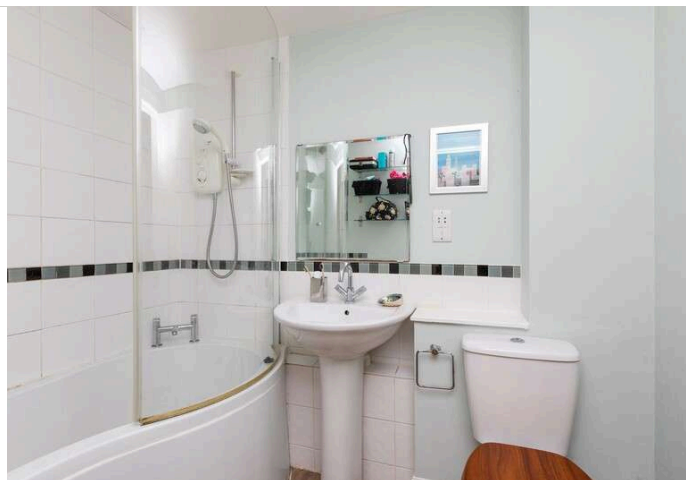
The property is currently factored by James Gibb and we have been advised this is approx. £30 per month.

## WHATS INCLUDED...

To include the white goods and curtains (no warranties will be given)

## OFFERS

Offers Over £178,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.



We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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