

COULTERS[®]

12/5 Links Gardens
Edinburgh
EH6 7JG



Impressive second floor flat that forms part of a traditional Victorian tenement in a fantastic location on the edge of Leith Links, close to schools, shops, local amenities and good transport links.

This spacious property has been recently decorated throughout to an impeccable standard and has a lovely mix of period features and modern touches. The stunning lounge with bay window, cornicing, sash and casement windows and fireplace sits to the front of the property with impressive views towards Arthur's Seat, Calton Hill and the Edinburgh skyline.

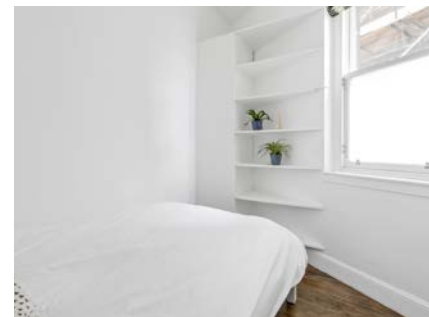
The master bedroom also sits to the front of the property again with sash and casement windows with views overlooking Leith Links. The second double bedroom has an original wood floor and built-in storage.

The kitchen has a good range of modern fitted units, gas hob, integrated appliances and Bosch washing machine. The modern bathroom has been thoughtfully designed to complete this lovely home.



Property Features:

- Large bright living room with feature fireplace, original cornicing, central rose and bay window seat which folds out to a double bed.
- Fully fitted kitchen newly redecorated
- Two good size double bedrooms
- Modern fitted bathroom part tiled and shower over the bath
- Original wood floors
- Sash and casement windows
- Good storage
- Communal garden
- On street parking
- Gas central heating



Fixtures and fittings

Integrated kitchen appliances and white goods including Bosch washing machine.

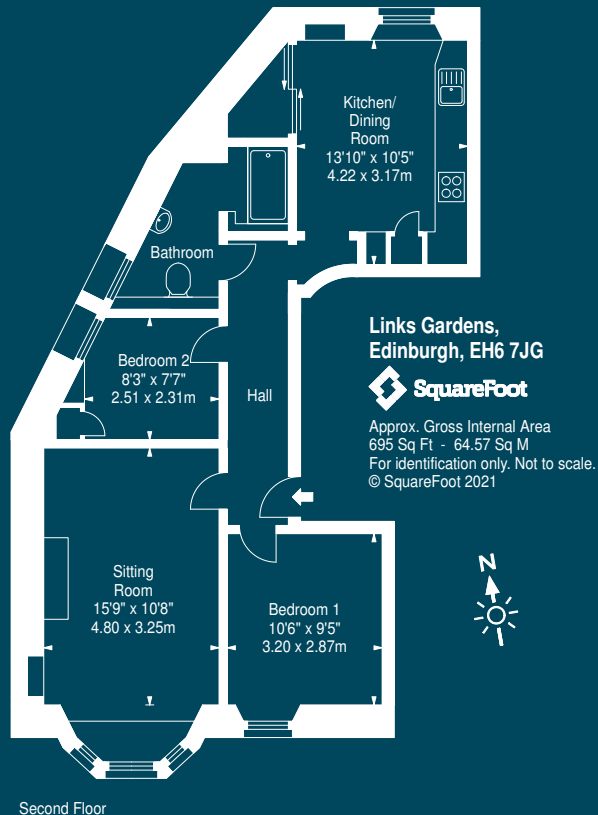
Area

Links Gardens is situated in the highly sought-after Leith area of Edinburgh, east of the city centre. The property is well positioned to take advantage of a superb range of local amenities.

The local area offers opportunities for a range of outdoor activities, with Leith Links offering green open space and outdoor exercise classes, great for the fitness enthusiast. Portobello Beach is a 15-minute drive away and the Water of Leith is ideal for a delightful afternoon stroll or cycle away from the hustle and bustle of the city.

The vibrant Shore area is a short walk from the property where there is an excellent choice of bars, traditional pubs, restaurants and weekly farmers market. Ocean Terminal retail complex offers a multi-screen cinema, gym, spa, and a wide choice of high street retailers and restaurants. Leith Walk, Easter Road, and Great Junction Street also offer a wealth of restaurants, cafés, bars, and supermarkets.

There is an excellent 24-hour transport system to the city centre with direct links to the airport with both day and night buses. There are a number of primary schools in the area, with secondary schooling at Leith Academy.



WELCOME HOME [©]

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