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31/3 Prince Regent Street, Trinity

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Immaculately presented first floor apartment, forming part of a traditional tenement, quietly positioned on a residential street in the most-popular Leith area, close to an excellent range of local amenities and transport links.

This lovely apartment offered bright, spacious and well-planned accommodation in excellent walk-in condition throughout. The front facing living / dining room is a particularly bright and spacious room with neutral decor and access to the modern fitted kitchen, both with sash and case double glazing. The bathroom is stylishly fitted and the rear facing bedroom benefits from a walk-in wardrobe. Externally there is a shared garden and unrestricted on-street parking. Early viewing of this fantastic property is highly recommended.

- Entrance hall
- Spacious living room / dining room with sash & case double glazing
- Modern fitted kitchen
- Rear facing double bedroom with walk-in wardrobe
- Bathroom with white suite and mains shower over bath
- Gas central heating
- Double glazing
- Security entryphone system
- Shared rear garden
- On street parking

All fitted floorcoverings, appliances, fittings and fixtures, to be included. EPC Rating C.

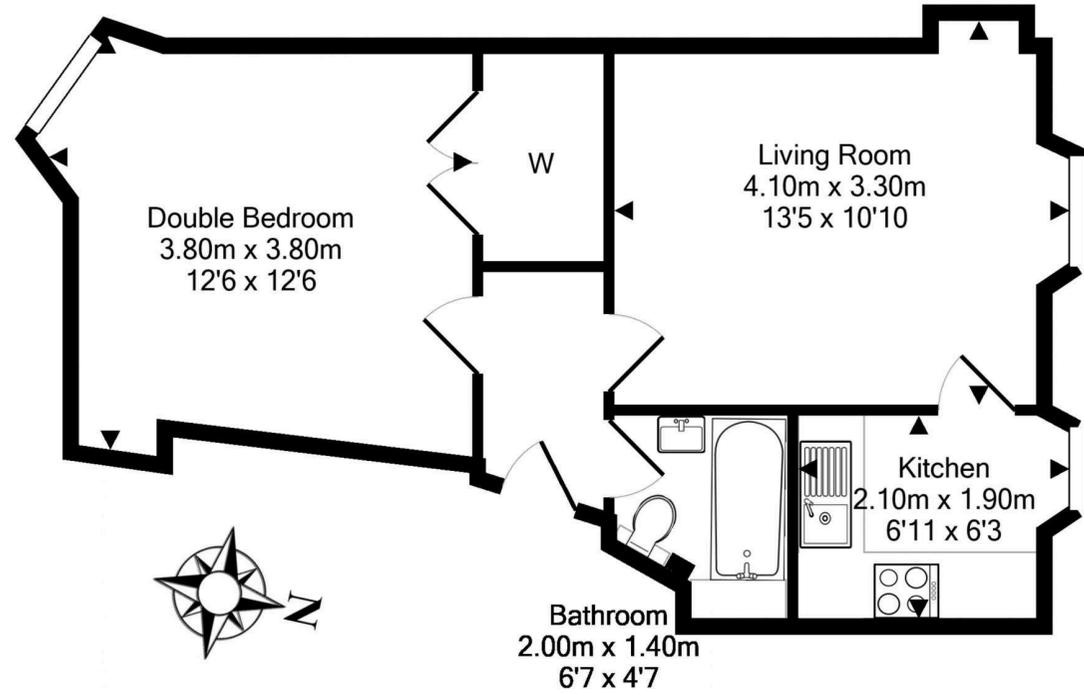


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Leith is a vibrant district east of the city at the mouth of the Water of Leith. There is a superb range of local shopping outlets on hand, whilst Princes Street, The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema, are within easy reach. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is also nearby. Local leisure and recreational facilities include the open spaces of Leith Links, health clubs, and a swimming pool. An efficient public transport network operates to most parts of the town 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.
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