



## Leith, Edinburgh

1/6 BURNS PLACE, NEWHAVEN ROAD, EDINBURGH, EH6 5QD

Beautifully presented second floor flat within a traditional tenement building. Easy reach of the city centre and close to excellent amenities.

**WILSON WARD**  
SOLICITORS • ESTATE AGENTS • NOTARIES  
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## DESCRIPTION

Wilson Ward are delighted to bring to the market this beautifully presented second floor flat that boasts some beautiful period features and is situated within a traditional tenement building. The welcoming central hallway, with two handy storage cupboards, leads to a lovely lounge/kitchen/dining room. The lounge area has a useful shelved press and a window to the rear. It is open plan to the kitchen area which has modern fitted base and wall units. Both of the attractive and well-proportioned double bedrooms are situated to the front and have moulded woodwork around the windows and lovely cornicework. There is a nice bright bathroom with partial wall tiling and a three-piece white suite that has a shower over the bath. The property benefits from gas central heating and double glazing and has access to a communal garden/drying green to the rear. Early viewing is highly recommended to fully appreciate the accommodation on offer.

## LOCATION

Burns Place boasts easy access to both Leith and to Edinburgh city centre, both have an excellent choice of shopping and entertainment facilities. Ocean Terminal Complex and the Omni Centre both have multi-screen cinemas and are within easy reach. Leith offers some of the best restaurants, cafes and bars within Edinburgh, many of which are to be found in the cosmopolitan Shore area. There are a variety of leisure pursuits nearby including health clubs and parks. Schooling is available at all levels. There are frequent bus services throughout the city and easy access to the main motorway networks.

## EXTRAS

The hob, oven, extractor hood, washing machine and fridge are included in the sale.

## COUNCIL TAX

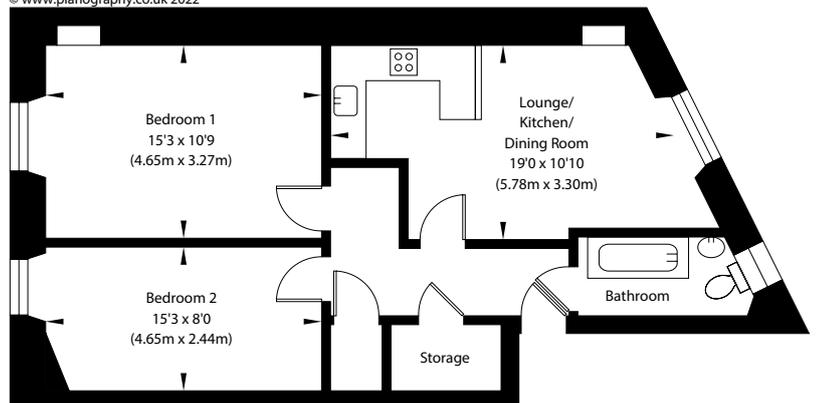
Band B

## VIEWING

By appointment with agents:

Telephone: 0131-467-7550

Second Floor  
Approx. Internal Area 61.6 Sq M / 663 Sq Ft.  
Not to scale. For identification only.  
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### Wilson Ward

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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.