

ALLINGHAM&CO

traditional values | modern practice

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espc

9/1 Cables Wynd, Edinburgh, 5H6 6DU

1 RECEPTION | 3 BEDROOMS | 2 BATHROOMS | EPC: B

Location

This desirable 3 bedroomed flat is situated in the vibrant and sought after area of Leith, located on the North East side of Edinburgh, just over two miles from the City Centre and it's attractions.

Leith is home to a wide variety of restaurants, and cultural spaces. The cosmopolitan district of 'The Shore' is nearby offering a great choice of popular bars and eateries. Ocean Terminal shopping centre is within easy reach, offering a range of shopping outlets and leisure facilities, including a cinema, many restaurants and a gym. There is also, conveniently, a 24 hour Asda Superstore and Tesco metro nearby.

There are a variety of great outdoor spaces near the property including the wonderful green spaces of Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat.

Regular bus and tram services run to and from the city centre and other districts. For commuters and travel further afield, the city by-pass is easily reached, connecting with East Lothian, the International Airport, and the M8 and M9 motorway systems West and North.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Internal entrance hallway with storage cupboard

Large open plan living/dining/kitchen with built in hob & oven, dishwasher, extractor fan and fridge/freezer: these items are believed to be in good working order though their condition is not warranted

Master bedroom with en-suite (bath with shower over, WC and wash basin) and built in wardrobes

Two further double bedrooms, one with built in storage cupboard

Shower room with WC and wash basin

Extra features

Secure residents parking (garage at ground floor level)

Communal garden ground to the rear

Gas central heating

Double glazing

Communal entrance hall, stairwell and lift with entry phone system

Factor fee £150-200/month

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

