



71 Lorne Street,  
Edinburgh, EH6 8QG



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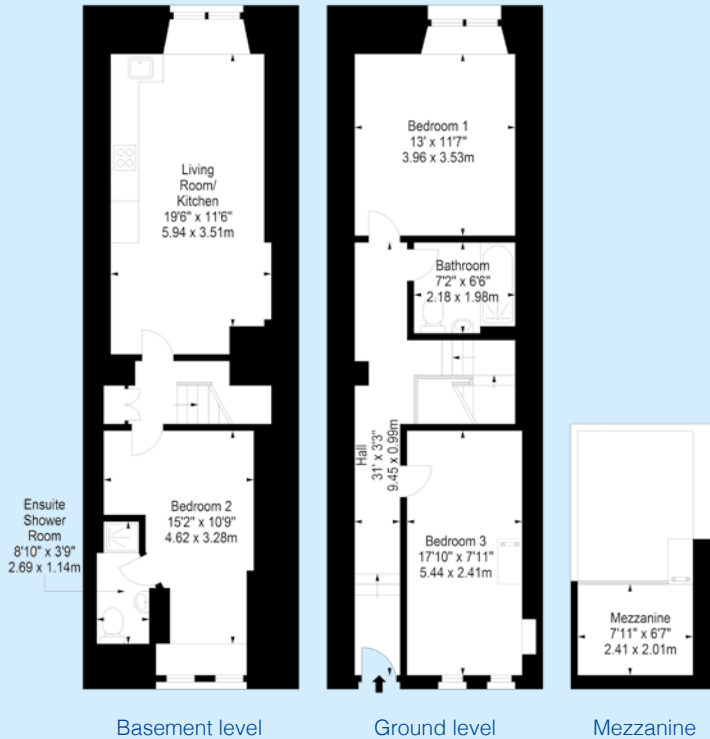
Providing beautifully presented, spacious accommodation over the ground and basement floors is this lovely main door flat. Forming part of a traditional tenement building, the property has been converted from an old shop and is located in the sought after Leith area of Edinburgh. With gas central heating and triple glazed windows the flat would make an excellent first time buyer or buy to let property and therefore early viewing is essential.

The accommodation includes a bright and welcoming entrance hallway providing access to two good sized double bedrooms, one of which benefits from mezzanine area with steps. The spacious bathroom with three piece white suite with shower over the bath is also located on this floor. A carpeted staircase leads to the basement level where the open plan lounge/kitchen is located. The kitchen is fitted with white gloss base and wall units as well as vibrant turquoise tiles. The oven, hob, hood, fridge/freezer, washing machine and dishwasher shall remain. A double bedroom also benefits mezzanine area with ladder, as well as an ensuite with two piece white suite, shower cubicle and mosaic style tiling.

## Area Description

Leith has rapidly become one of the most exciting areas of Edinburgh to live. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to Easter Road, the city centre, and has a truly impressive range of independent shops and outlets. The nearby Ocean Terminal provides further shopping opportunities, along with a large cinema, member's gym and restaurants. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Tram line extension is within easy walking distance with the nearest station located at the end of the street and links the area to Newhaven, the city centre and the Airport. The open green spaces of Dalmeny Park, Lochend Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.





## Accommodation

Lounge/Kitchen:	5.94m x 3.5m	(19'6" x 11'6")
Bedroom 1:	3.96m x 3.53m	(13' x 11'7")
Bedroom 2:	4.62m x 3.28m	(15'2" x 10'9")
Bedroom 3:	5.44m x 2.41m	(17'10" x 7'11")
En-suite Showerroom:	2.7m x 1.14m	(8'10" x 3'9")
Bathroom:	2.18m x 1.98m	(7'2" x 6'6")
Mezzanine:	2.41m x 2m	(7'11" x 6'7")

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

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