



2/3 Links Place,  
Edinburgh, EH6 7EZ



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## 2/3 Links Place, Edinburgh, EH6 7EZ

Located within the popular Leith Links area of Edinburgh is this bright and well-proportioned first floor flat. Forming part of a traditional tenement which lies adjacent to Leith Links Park, the building has a shared rear garden and secure entry system whilst the flat has gas central heating and sash and case single glazing.

The accommodation includes an entrance hall with open storage cupboard and ample space for free-standing furniture. The lounge has window to the side and cupboard housing the boiler. The dining kitchen has window to the side, and benefits from a high level storage cupboard and a range of fitted base and wall units, with the cooker, fridge and freezer to remain. The double bedroom has window to the side and corning. Completing the accommodation is the bathroom, with window to the rear of the property, fitted with a three piece white suite with shower over the bath.

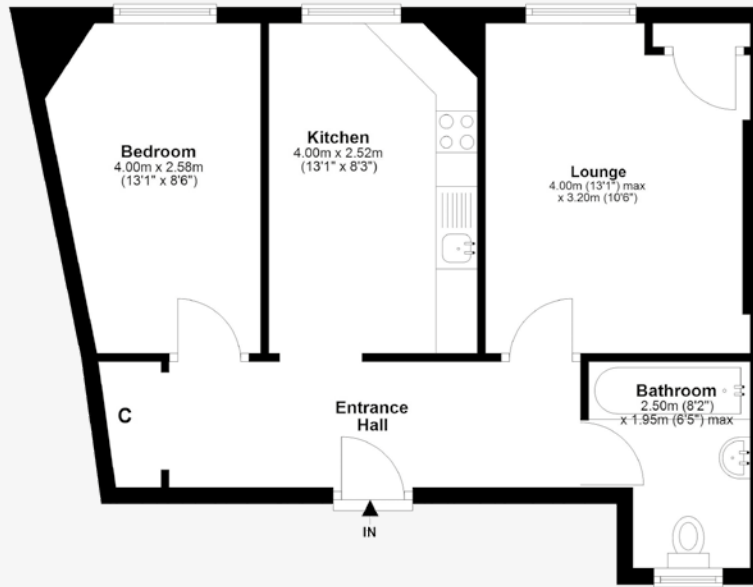
Early internal viewing of this lovely flat is essential to fully appreciate the accommodation offered in this most popular location.

Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year.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 the city centre, and has a truly impressive range of independent shops and outlets. St James Quarter boasts a range of shops, restaurants, cinema and leisure activities and is within walking distance. 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 is within easy walking distance. The open green spaces of Leith Links, Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.

## Area Description

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## Accommodation

Lounge:	4m x 3.2m	(13'1" x 10'6")
Kitchen:	4m x 2.51m	(13'1" x 8'3")
Bedroom:	4m x 2.6m	(13'1" x 8'6")
Bathroom:	2.5m x 1.96m	(8'2" x 6'5")

## 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.

**Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



**Aberdein Considine**