



4 Thornville Terrace, Leith Links, Edinburgh, EH6 8DB

Beautifully Presented, Flexible Two-Bedroom, Main Door Ground Floor Villa with Garden

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Property Description

Beautifully presented and filled with natural light, this charming and flexible two-bedroom ground-floor flat benefits from its own main-door entrance and a private garden. Forming part of Edinburgh's sought-after and characterful stone-built Colonies, the property enjoys a desirable setting in the popular Leith Links area, just north-east of the city centre.

Comprises a vestibule and hallway, living room, kitchen, utility cupboard, two bedrooms, a shower room and a separate WC.

Highlights include tall ceilings and period cornice work, quality engineered wood flooring, and a modern kitchen. Additionally, the property features gas central heating, double glazing, and a striking gas fireplace for the lounge.

An enclosed private garden is set to the front, including a patio, lawn, planting beds and established shrubbery; additionally, there is unrestricted parking on the surrounding streets.

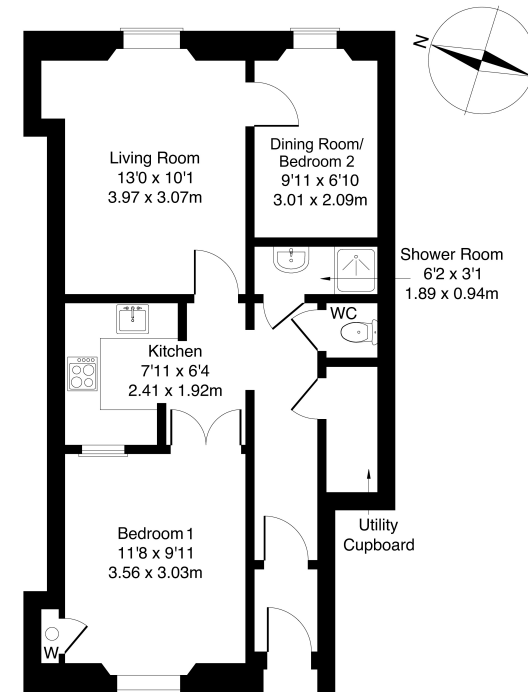
A welcoming entrance vestibule leads into the central hallway, providing access to most rooms. To the front, the elegant living room enjoys a bright west-facing aspect, flooding the space with natural light. Tastefully finished, it features decorative cornicing, a traditional Edinburgh press with shelving, a gas fireplace, and quality engineered wood flooring that continues through from the hall. Adjacent to the living room, a versatile dining room offers excellent flexibility and could equally serve as a second bedroom, home office or study, depending on individual requirements.

Positioned internally, the kitchen is well-appointed with a range of wall and base units, complemented by stone-effect worktops and a sink with a drainer. Integrated appliances include an oven, gas hob and fridge/freezer, while a separate utility room provides additional storage space and accommodates a freestanding washing machine.

Set to the rear, the double bedroom is attractively decorated and benefits from carpeted flooring, a charming window seat, and a built-in storage cupboard. Completing the accommodation is a separate shower room, fitted with an electric shower and tiled splashbacks, and a separate WC.

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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leith Links is best known for its expansive parklands, one of Edinburgh's largest green spaces, providing plenty of outdoor leisure opportunities. Nearby, Seafield Recreation Ground and Craigentinny Golf Course offer additional options for sport and recreation. Just about a mile away is the fashionable Shore district, celebrated for its Michelin-starred restaurants, while Ocean Terminal retail complex is a little further on, featuring a multi-screen cinema, gym, spa, and a variety of high-street shops and eateries. Within a similar radius, Leith Walk, Easter Road, and Great Junction Street provide a

rich mix of restaurants, cafés, bars, and supermarkets. The area has several primary schools, with secondary education available at Leith Academy. Leith Links benefits from strong transport connections, with good road access via the A199 and A900, frequent bus services along Leith Walk, and the recent tram extension linking Edinburgh Airport to Newhaven passing through the area.





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