



1/36 Bothwell House, Bothwell Street, Edinburgh, EH7 5YL



0 1 1 40 C

1/36 Bothwell House, Bothwell Street, Edinburgh, EH7 5YL

Within excellent walking distance of the city centre, St James Quarter and Leith Walk is this ideal first time buyer flat forming part of a converted warehouse. Located on the third floor, the building is maintained by a property factor and there is a lift to all floors.

With electric heating the accommodation includes an entrance hallway with three cupboards providing excellent storage. The main studio room has twin windows overlooking Easter Road and there is ample space for living and bedroom furniture. The kitchen with double glazed window to the side is fitted with modern base and wall units with double oven, induction hob, microwave, fridge and washing machine to remain. Completing the accommodation is the contemporary shower with double shower compartment.

Early viewing of this lovely property is essential.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, stair cleaning and buildings insurance. The current factor is Trinity with a monthly payment of approximately £52.50.

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 The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year.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 and Easter Road link the area to the city centre, and have a truly impressive range of independent shops and outlets. The nearby St James Quarter provides further shopping opportunities, along with a large cinema and range of 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, which links Newhaven and Edinburgh Airport via the city centre, is within easy walking distance. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach whilst links to the Water of Leith walkway are close by. The city centre and Waverley Train Station are also within walking distance.



Accommodation

Lounge/Bedroom: 5.2m x 4.27m (17'1" x 14')
Kitchen: 5.2m x 1.85m (17'1" x 6'1")
Shower Room: 2.2m x 1.88m (7'3" x 6'2")



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.**

For your information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ
0131 222 9000

edi@acandco.com
acandco.com

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



Aberdein Considine