



4 Prospect Bank Place, Edinburgh, EH6 7PX

Tastefully Presented and Spacious, Five-Bedroom Upper Flat with Gardens

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Property Description

Tastefully presented and spacious, this five-bedroom upper flat benefits from both front and rear gardens. Situated within an established residential area of Leith, to the north-east of Edinburgh city centre.

The accommodation comprises a living room, dining room, modern fitted kitchen, five well-proportioned bedrooms, a family bathroom and a separate shower room.

Contemporary flooring throughout and flexible, spacious accommodation make this an ideal family home, and further benefits include gas central heating and double glazing. Externally, the property enjoys a large terrace garden to the rear, featuring a patio area and lawns, providing excellent space for outdoor relaxation and entertaining.

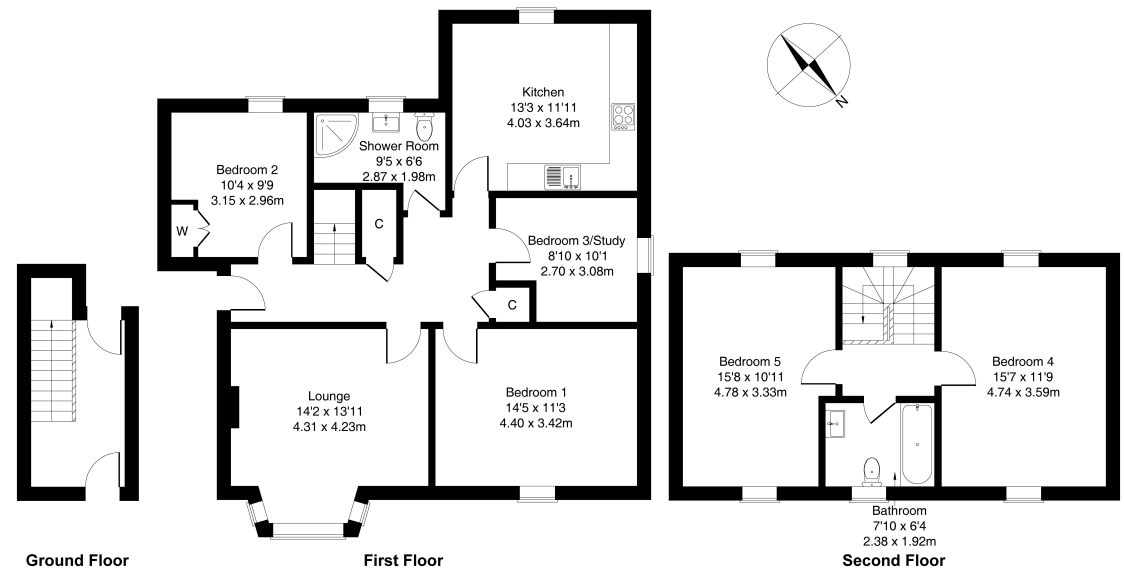
Excellent transport links provide easy access to Edinburgh city centre and surrounding areas.

Upon entering the property, carpeted stairs lead to the first floor, where the welcoming hallway provides access throughout. The living room continues the carpeted flooring from the hallway, while the feature fireplace creates a warm and comfortable atmosphere, complemented by a large bay window which allows an abundance of natural light to fill the space. The kitchen has been finished with wood-effect flooring, wood-effect worktops and upstands, a stainless steel sink with drainer, an integrated oven and gas hob with canopy above, as well as additional space for two appliances, all complemented by a central island which provides the perfect space for dining.

The first floor also provides access to bedrooms one, two and three, all featuring matching carpeted flooring and finished in light, neutral décor, with bedrooms one and two offering ample space for additional furniture. Completing this floor is the modern family shower room, fitted with a three-piece suite and a ladder-style radiator. Carpeted stairs then lead to the second floor, providing further access to bedrooms four and five, both finished with matching flooring and neutral décor throughout. Completing the property is the family bathroom, fitted with a three-piece suite incorporating a shower over the bath and a ladder-style radiator.



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

Area Description

Leith is a vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and multi-

cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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