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**41/2 Leith Walk,**

Edinburgh, EH6 8LS



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E



FREEHOLD

## Description

An excellent opportunity has arisen to acquire this 1-bedroom first floor flat forming part of traditional tenement in the heart of Leith, close to fantastic local amenities, tram network and further commuting links. The property would now benefit from upgrading works and offers excellent potential to become a lovely home. The accommodation comprises an entrance hall, living room, fitted kitchen, a good-sized light and airy double bedroom and bathroom. The property benefits from double glazing and access to a communal rear garden. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

## Location

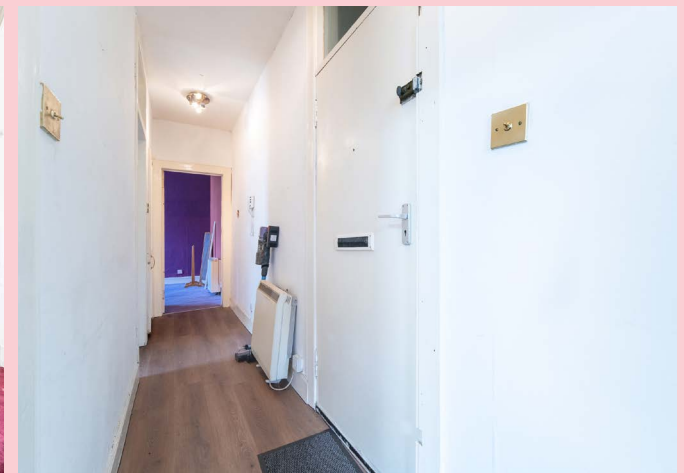
The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.

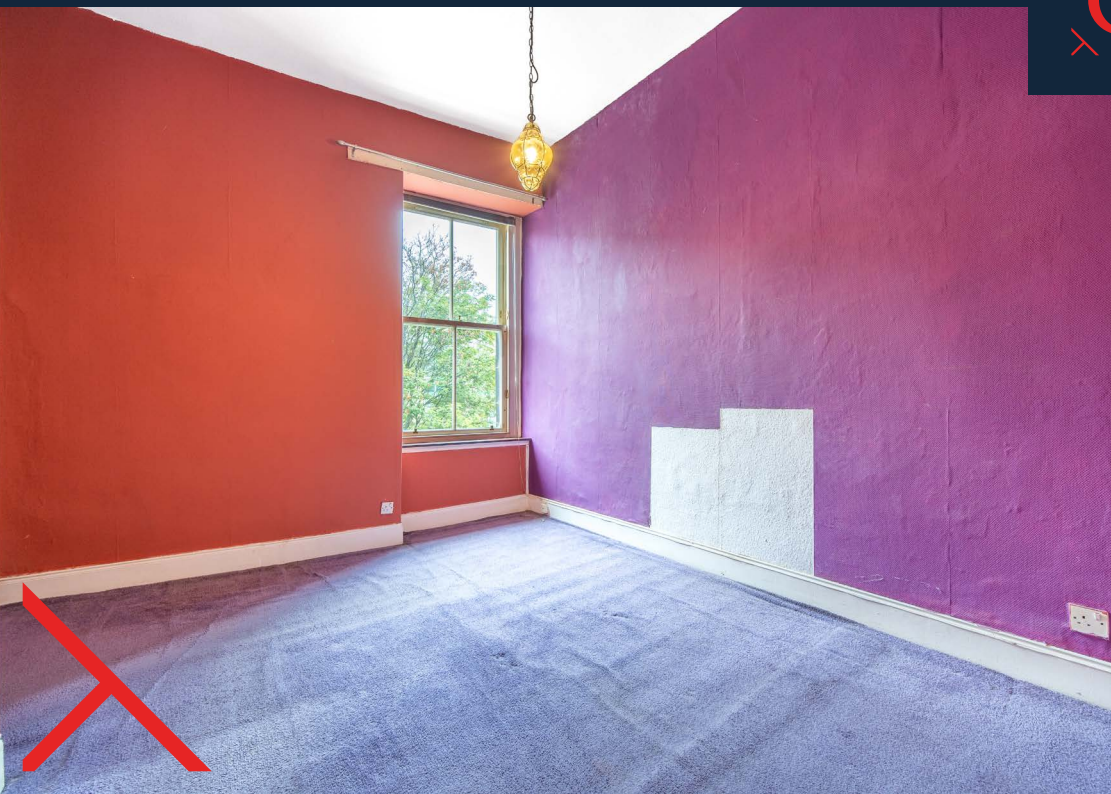
## Extras

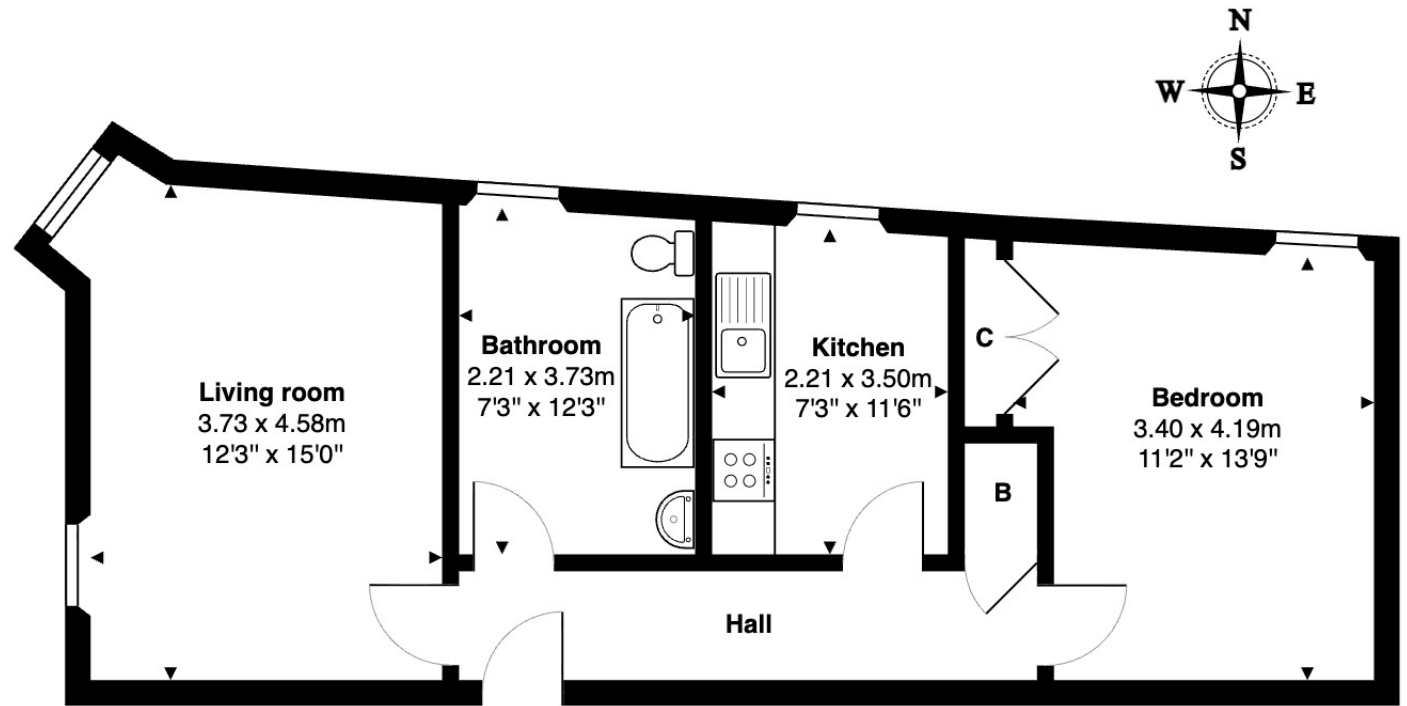
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems and that this property is being sold as seen.

## Features

- Entrance hall
- Livingroom
- Kitchen
- 1 Bedroom
- 1 Bathroom
- Double glazing
- Communal rear garden
- EPC rating - E
- Council Tax Band – B
- Tenure - Freehold







Total Area: 51.8 m<sup>2</sup> ... 557 ft<sup>2</sup>

All measurements are approximate and for display purposes only



CLANCYS

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**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.