



17/7 Stead's Place,
Edinburgh, EH6 5DY



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Situated within a modern development in the highly sought after Leith area of Edinburgh, this impressive top floor flat offers spacious, contemporary accommodation with residents' parking and communal grounds.

The property is presented in excellent condition throughout and benefits from gas central heating, double glazing and recently installed shower rooms.

The welcoming entrance hallway provides useful storage and there is a hatch access to the loft. A particular highlight is the generous lounge and dining room, flooded with natural light thanks to two windows and French style doors leading to a Juliet style balcony, creating an ideal space for relaxing and entertaining.

The modern kitchen is fitted with an excellent range of base and wall mounted units and comes equipped with oven, hob, hood, dishwasher, fridge/freezer and washing machine.

There are two well-proportioned double bedrooms, both benefiting from fitted double wardrobes. The principal bedroom further enjoys the convenience of a stylish en suite shower room. A modern main shower room completes the accommodation.

Externally, the development is professionally factored and set within extensive landscaped communal grounds. The property also benefits from an exclusive parking space.

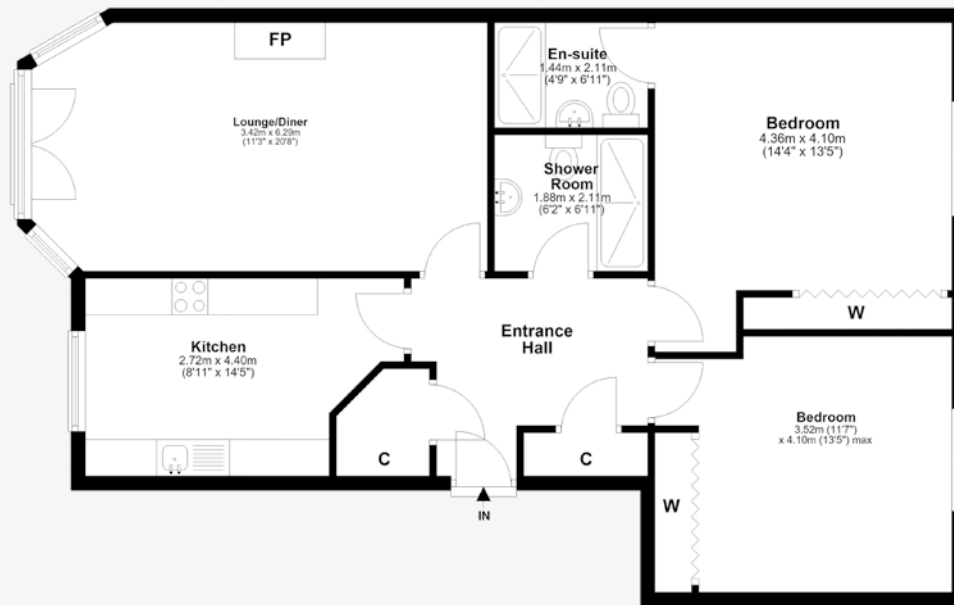
Offering a superb combination of space, style and convenience in a sought-after residential location, early viewing is highly recommended to fully appreciate this excellent home.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning and buildings insurance. The current factor is Ross and Liddell with a monthly payment of approximately £64.

Area Description

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 The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year.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 a short walk away. 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 extension 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.





Accommodation

Lounge:	6.3m x 3.43m	(20'8" x 11'3")
Kitchen:	4.4m x 2.72m	(14'5" x 8'11")
Bedroom 1:	4.37m x 4.1m	(14'4" x 13'5")
En suite shower room:	2.1m x 1.45m	(6'11" x 4'9")
Bedroom 2:	4.1m x 3.53m	(13'5" x 11'7")
Shower Room:	2.1m x 1.88m	(6'11" 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.**

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Agent's Note

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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.



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