

COULTERS ©

53 CORNHILL TERRACE

LEITH, EDINBURGH, EH6 8EJ

4 BED

2 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Recently refurbished throughout, this impressive four-bedroom upper villa offers generous and versatile accommodation arranged over the first and second floors, with a private entrance at ground level. The property combines the character of a traditional home with a fresh and contemporary finish.

KEY FEATURES



Beautifully presented double upper villa.



Four bedrooms.



Private rear garden.



Unrestricted on street parking.



Tram stop and bus links nearby.



Within a short stroll of Leith Links.



EPC Rating - C



Council Tax Band - E





The first floor provides a particularly welcoming sitting room, with generous proportions and an electric stove creating a warm and inviting focal point. The room offers plenty of space for comfortable seating and entertaining, while the bright and stylish modern kitchen/dining room provides an excellent setting for everyday living, with ample room for both cooking and dining.

Two well-proportioned double bedrooms provide excellent sleeping accommodation, with the level completed by a beautifully appointed modern bathroom.



MORE INFORMATION

Upstairs, there are two further bedrooms, including a spacious principal bedroom, together with a contemporary shower room. The kitchen and upstairs bathrooms have been recently refurbished, with carefully chosen modern finishes creating a cohesive and stylish feel throughout.

Externally, the property benefits from its own private rear garden, providing a valuable outdoor space and a natural extension of the accommodation. With four bedrooms, generous living space, two modern bathrooms and a private garden, this is a well-balanced and thoughtfully refurbished home.





THE LOCAL AREA

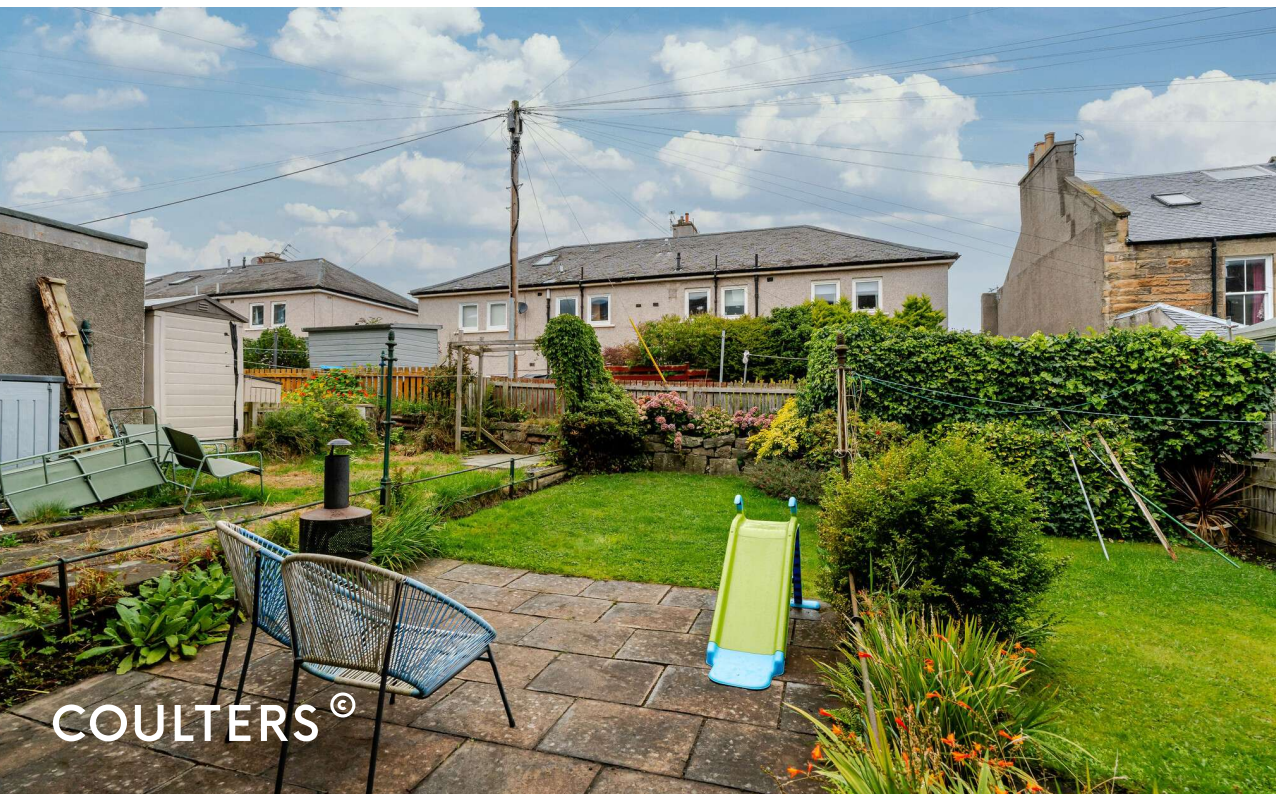
The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams.

Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk.

Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre, to Waverley train station and onwards to Edinburgh Airport.

EXTRAS

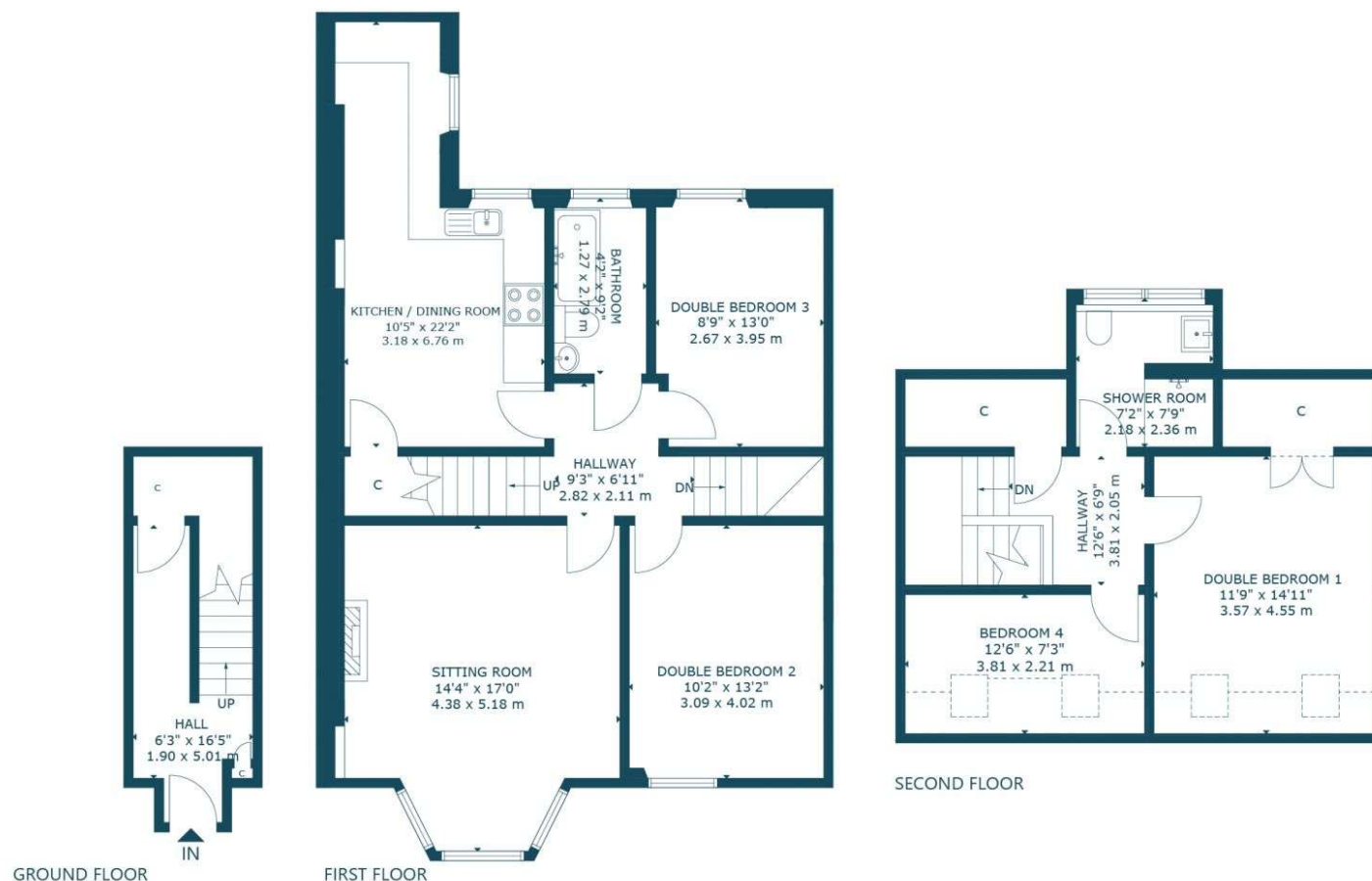
All blinds, curtains, light fittings, fitted flooring, integrated appliances, washing machine and fridge freezer are included in the sale price.



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HOME REPORT VALUATION: £510,000





53 CORNHILL TERRACE, CRAIGENTINNY, EDINBURGH, EH6 8EJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,335 SQ FT / 124 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.