

SIMPSON & MARWICK



34/2 Stanwell Street, Leith, Edinburgh, EH6 5FQ



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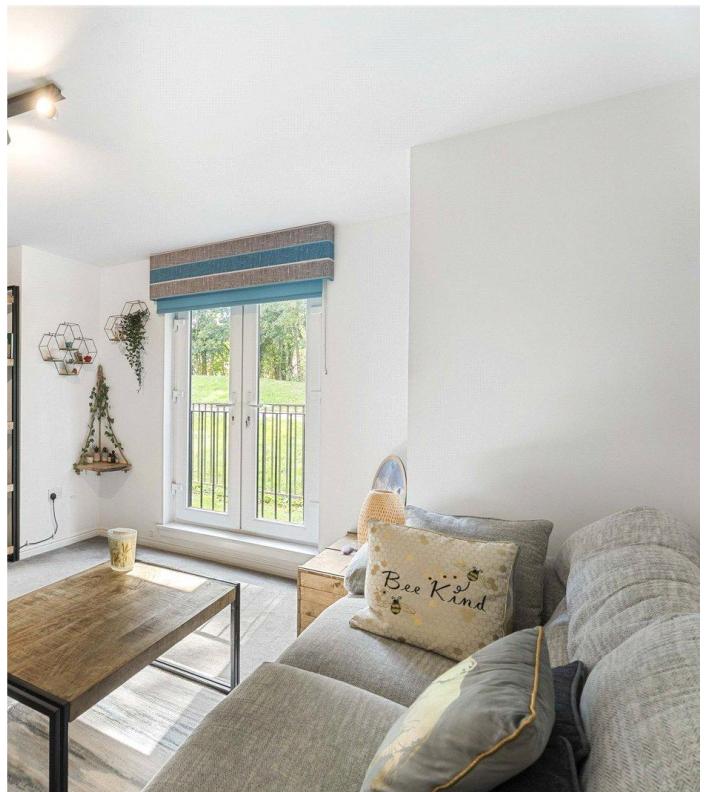
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EPC: B (82)

Council Tax - D

Charming and well-presented 2-bedroom flat with communal garden in desirable location.



- Ground floor flat
- Spacious lounge
- Modern kitchen
- Two bedrooms
- Two bathrooms
- Gas central heating
- Double glazing
- Communal garden
- On-street parking
- Well-presented condition

This delightful and well-presented two-bedroom flat offers a comfortable and contemporary living space, perfect for a range of buyers. This property is Goldenshare and is for sale at 80% of property valuation.

The ground floor comprises a spacious lounge, ideal for relaxation and entertaining. The modern kitchen is well-equipped, providing ample space for cooking. There are two generously sized bedrooms, with the main bedroom benefitting from an en-suite shower room. A well-appointed bathroom completes the accommodation on this level.

The property benefits from double glazing and efficient gas central heating. Outside, residents can enjoy access to a communal garden. On-street parking is available nearby, and the property is maintained in excellent condition. This property is offered for sale through the City of Edinburgh Council's Golden Share scheme, designed to help eligible buyers purchase a home at a discounted price. The property is sold at 80% of its open market value, while the purchaser owns 100% of the property. The Golden Share conditions remain attached to the title, helping to ensure the property remains affordable for future eligible buyers. Purchasers must meet the Council's eligibility criteria, and the property must be their sole and permanent residence. Any future resale will also be subject to the Golden Share provisions and Council approval.

Location

Conveniently located in a desirable area, the property provides easy access to local amenities, schools, and public transportation. The City Centre is within close reach, offering a plethora of dining, shopping, and entertainment options, making this an ideal home for city living while retaining a peaceful community feel.

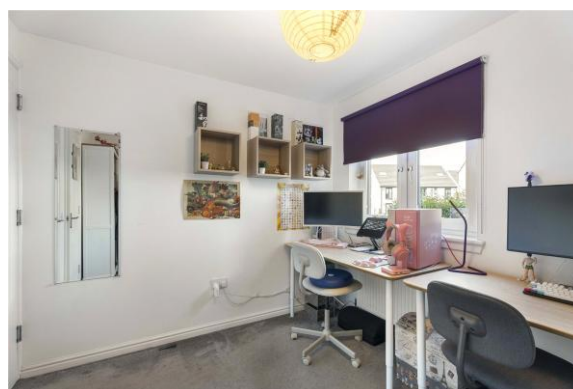
Fixtures and Fittings

All blinds, curtains and light fittings are included in the sale of this property.

Please note that other items may be available through separate negotiation.

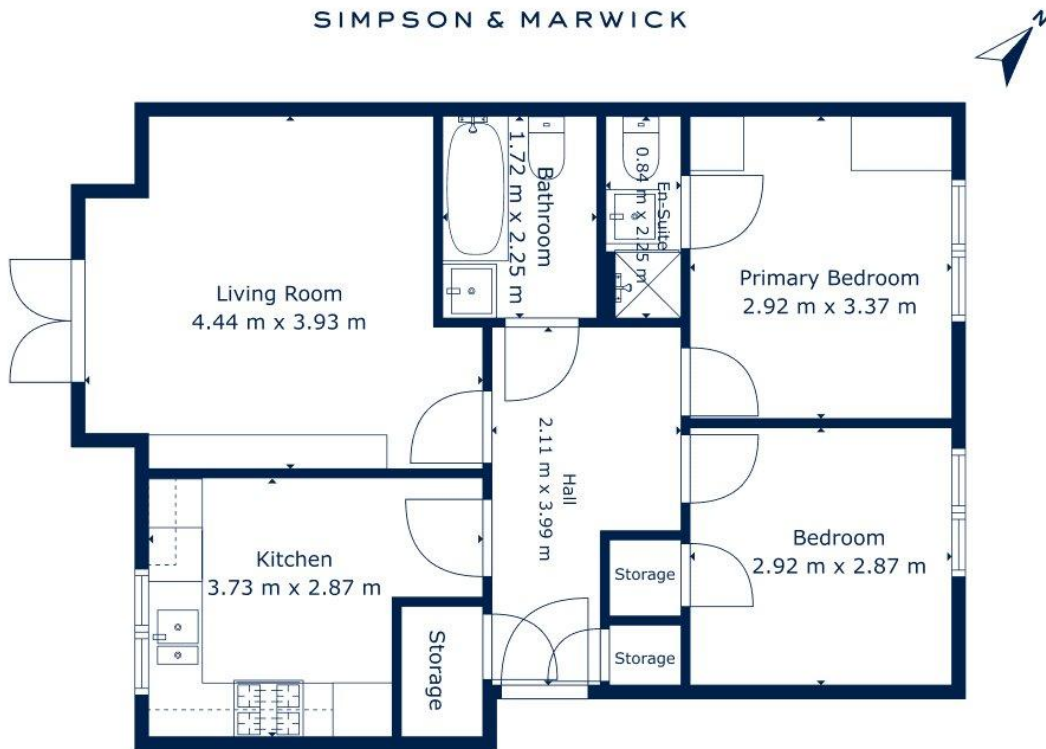
Viewing Details

By appointment contact Simpson & Marwick



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For identification purposes only.
Not to scale.

Approx. Gross Internal Area:
656.599 Sq Ft (61 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		