



4/4 St Clair Road, Leith
| EDINBURGH | EH6 8JY


warners
solicitors & estate agents



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Well-presented two-bedroom first floor apartment set on a quiet street close to Easter Road, moments from excellent amenities, quick transport links and within easy walking distance of the city centre. This property is well presented and would make an ideal home for a first-time buyer or couple. The accommodation comprises a welcoming entrance hallway with storage cupboard and secure entry, a bright and spacious living room with a dining area, a fully fitted kitchen that currently comprises a gas hob, oven, fan, washing machine, fridge/freezer, dishwasher and the boiler cupboard. There are two well-proportioned bedrooms with built in storage and completing the accommodation is the bathroom with waterfall shower over the bath and a heated towel rail. The property also benefits from residents parking and communal garden areas.

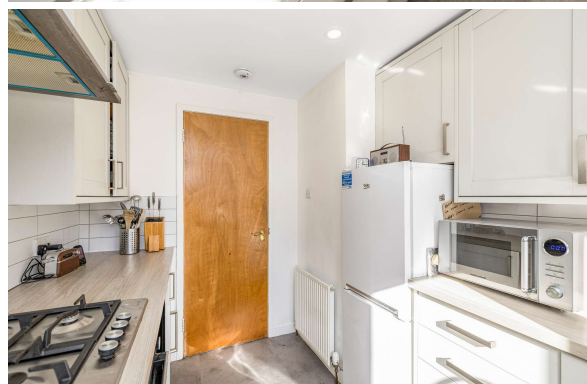
- Entrance hall with storage and secure entry
- Bright and Spacious living room
- Fully fitted Kitchen renovated in 2021
- Two well-proportioned bedrooms with built in storage
- Bathroom with waterfall shower over the bath installed in 2021
- Ample storage
- Double glazing and Gas Central Heating
- Communal garden areas and residents permit parking

The remaining 75% share of the property is owned by Harbour Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the association. At the time of writing, a monthly occupancy payment of £346.85 is payable to the association. In addition to this there is a variable quarterly payment to the property factor to cover the upkeep of the communal areas amounting to approximately £70 per month which includes buildings insurance.

Council tax C. Energy Rating C

Factor: James Gibb, £70 pcm which includes buildings insurance and permit parking.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras to include; Fridge/freezer, washing machine, oven & hob. Fixtures and fittings.

The vibrant and cosmopolitan area of Leith is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets, international food stores, street food events, and a Farmer's Market. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim and Fitness Centre is within easy reach, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.



