



3/5 Links Place,
Edinburgh, EH6 7EZ



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Located within the popular Leith Links area of Edinburgh is this most attractive second floor flat. Forming part of a traditional tenement which lies adjacent to Leith Links Park, the building has a shared rear garden and secure entry system whilst the flat itself has original features, gas central heating and part double glazing.

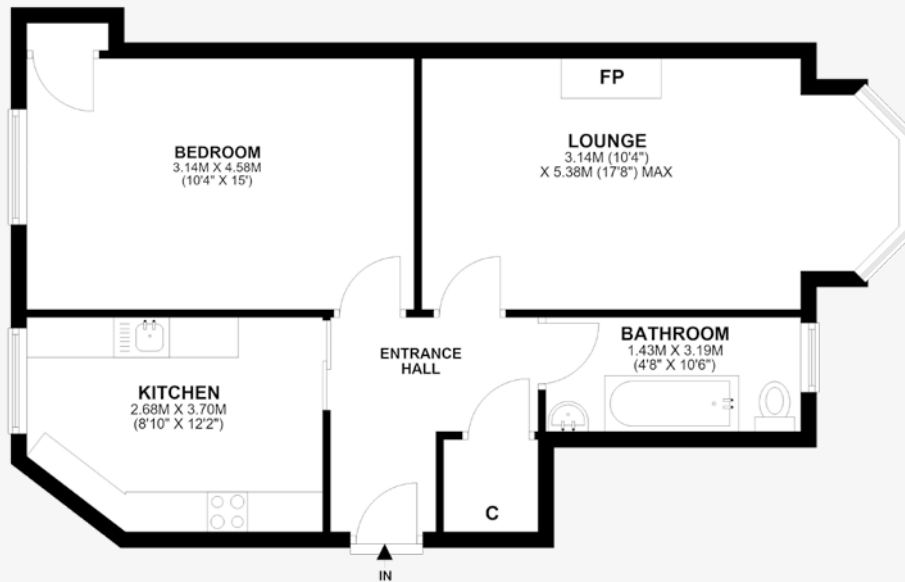
The accommodation includes an entrance hall with storage cupboard. The lovely lounge has bay window overlooking the front to Leith Links, wooden flooring, shelved recess, ceiling cornicing and a feature fireplace. The kitchen has window to the rear and is fitted with a range of modern base and wall units and open shelving with the oven, hob, hood, dishwasher, washing machine and fridge/freezer to remain. There is a double spacious bedroom with window seat overlooking the rear and storage cupboard. Completing the accommodation is the bathroom with window to the front fitted with a three piece white suite.

Early internal viewing of this lovely flat is essential to fully appreciate the accommodation offered in this most popular location.

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 The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year.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 within walking distance. 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 is within easy walking distance. The open green spaces of Leith Links, Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.





Accommodation

Lounge:	3.15m x 5.38m	(10'4" x 17'8")
Kitchen:	2.7m x 3.7m	(8'10" x 12'2")
Bedroom:	3.15m x 4.57m	(10'4" x 15')
Bathroom:	4.8 x 3.2m	(4.8 x 10'6")

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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