



# 29/8 Iona Street

Leith, Edinburgh, EH6 8SP



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## Quietly positioned 2 bed flat in popular Leith

- Bright sitting room
- Well equipped kitchen
- Spacious double bedroom
- Further double bedroom
- Modern bathroom
- Gas central heating
- Property quietly positioned to rear
- Well-maintained shared garden
- On street parking



Offers Over:

**£235,000**



Further information can be found in the home report.

## About the Property

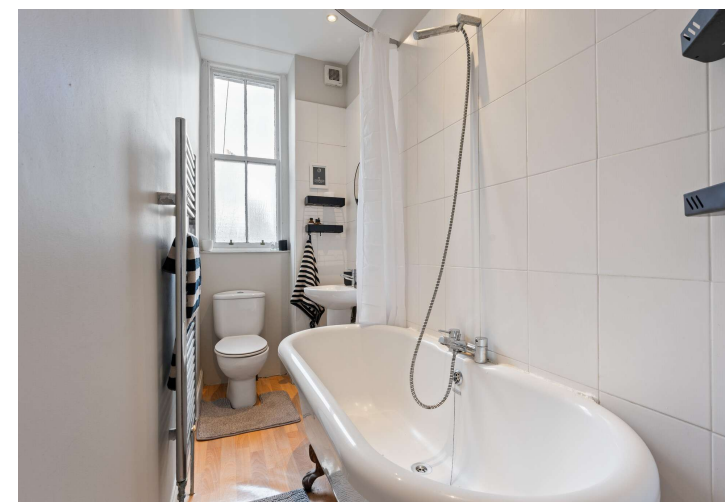
Quietly positioned to the rear of this traditional tenement building, this well presented two bedroom flat offers comfortable accommodation in the heart of popular Leith.

The property retains attractive period features, including stripped wooden floorboards, while the well-maintained accommodation comprises a welcoming hallway, bright sitting room and modern fitted kitchen with useful utility cupboard. The double bedroom is bright and spacious, there is a further double bedroom which can also be used as a home office. A modern 3 piece suite bathroom completes the accommodation.

The property further benefits from access to a shared rear garden, providing a pleasant outdoor space, and unrestricted on-street parking is available nearby.

## Extras

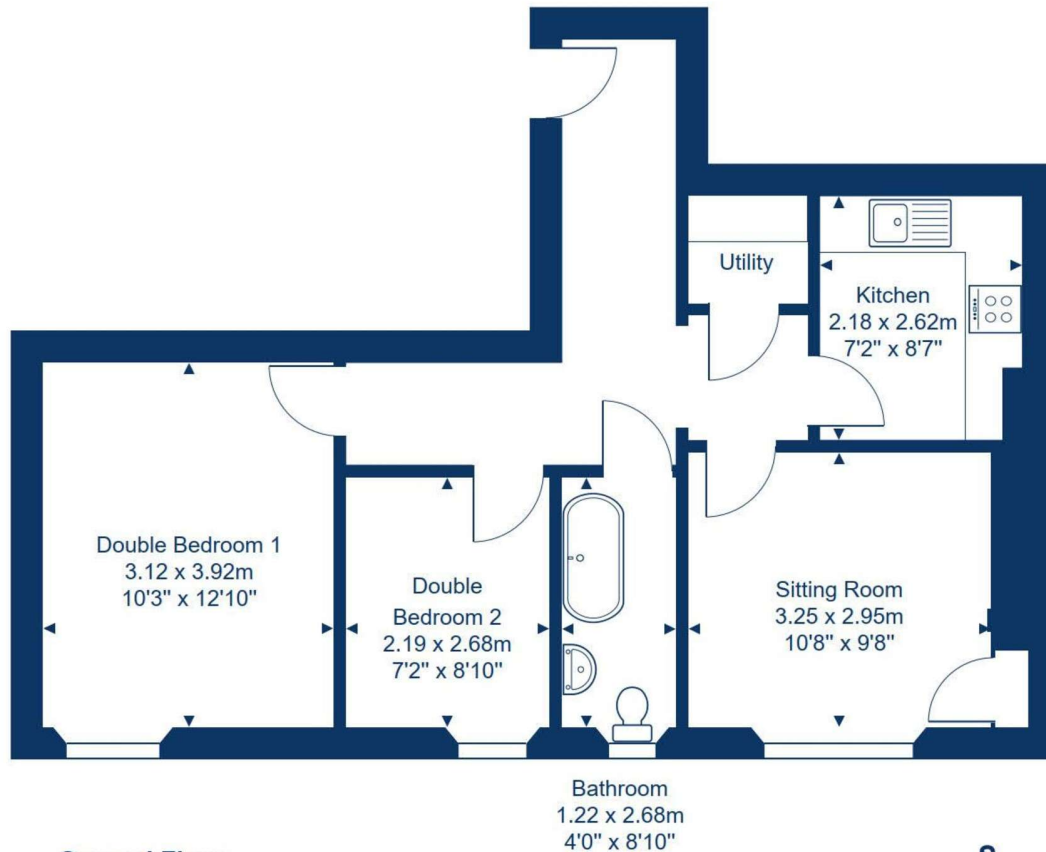
To include curtains, curtain pole & blinds in addition to the integrated white goods within the kitchen - oven, electric hob, fridge & free standing washing machine.





# Floor Plan

29/8 Iona Street, Edinburgh, EH6 8SP



Second Floor

Total Area: 51.4 m<sup>2</sup> ... 553 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Location

Leith is a buzzing port district, just two miles northeast of the city centre. This historic and vibrant district is characterised by an eclectic mix of bars, cafés and restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs and restaurants, including award-winning restaurants and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area and further amenities are easily accessible at Ocean Terminal shopping centre, with a wide range of high street stores, family restaurants, a 24-hour gym and a multiplex cinema. For recreational facilities, the tranquil green spaces of Leith Links and Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. An efficient bus and tram service run to and from the city centre and there are good road links to all major motorway networks.





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