



Leith

5/5 Gordon Street
EH6 8NN



Second Floor Flat

OFFERS OVER £200,000

- Entrance hall with storage
- Living room
- Dining kitchen
- 2 double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Communal grounds
- Secure entry phone system
- Residents parking with locked barrier
- Excellent storage
- Communal drying area
- Convenient transport links
- Ideal 1st time purchase or investment opportunity



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321

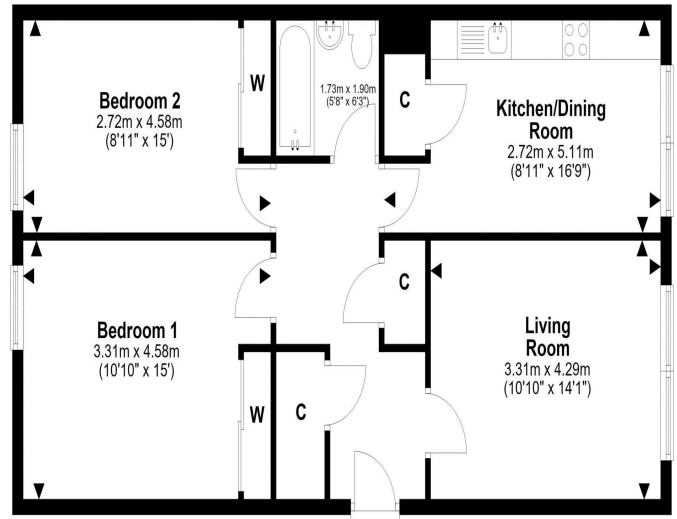






This 2 bed, 2nd floor flat is located in the popular Leith area and is well situated to take advantage of local shopping facilities, recreational pursuits, schooling at both primary and secondary level and local bars and cafes. The vibrant Shore area of Leith offers a wide range of restaurants, bistros and further bars and cafes. In addition, the nearby Ocean Terminal offers a choice of high street stores, multi-screen cinema and 24-hour gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

Accessed via a secure communal stairwell, the property opens to an entrance hall with 2 built in storage cupboards, entry phone handset, and the rest of the accommodation off. The living room is located to the front of the flat and has twin windows allowing in plentiful natural light. The dining kitchen is also front facing and enjoys base and wall units, pantry cupboard, integrated oven with gas hob, freestanding fridge freezer, washing machine and tumble dryer. There are 2 double bedrooms, both situated to the rear and both benefitting from built in wardrobes. Completing the accommodation is an internal bathroom with tiled floor, partially tiled walls, WC, wash hand basin and a bath with overhead mains powered shower unit.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Additional benefits include gas central heating, double glazing, a shared drying area, communal grounds, and a resident's carpark with barrier.

EXTRAS

To be sold as seen (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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