

14 (flat 5) St Clair Street, Leith, Edinburgh, EH6 8LA



14 (flat 5) St Clair Street | Leith | EH6 8LA

Description

Exceptionally light and spacious top floor flat of immense charm and character, forming part of a 1924 tenement.

This appealing flat offers comfortable and well planned accommodation, with large windows which bring in a plentiful supply of natural light. The flat is located within easy walking distance of an extensive range of amenities and is close to the renowned Shore area of Edinburgh. The twin windowed living room is large enough to accommodate dining facilities with ease and the room has as its focal point a traditional style fireplace which houses a real flame effect electric fire. The kitchen is both practical and well planned and comes complete with all appliances. Both bedrooms are comfortable doubles, both quietly located to the rear of the building and both enjoying a peaceful aspect towards Edinburgh Eastern Cemetery and beyond to Arthur's Seat. The bathroom features a white suite and electric shower. Further benefits on offer include gas central heating, double glazing, three recently renewed traditional style inner doors, a well maintained communal garden and unrestricted on street parking.

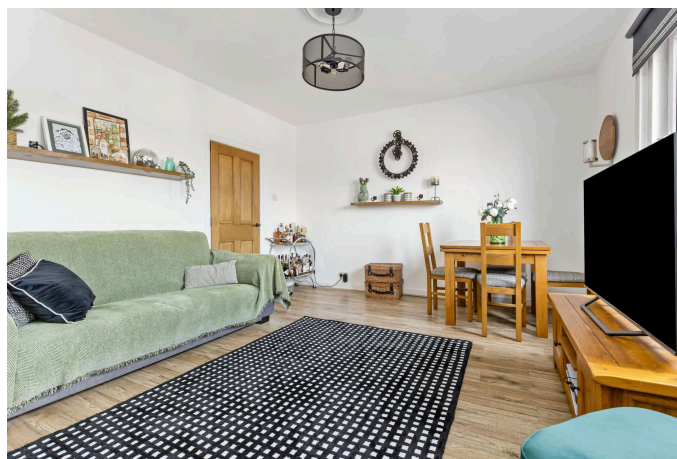
Extras

The blinds, oven, hob, extractor hood, fridge, freezer and dishwasher are included. Additional items of furniture may be available by separate negotiations.

EPC Rating: C

Price and Viewing

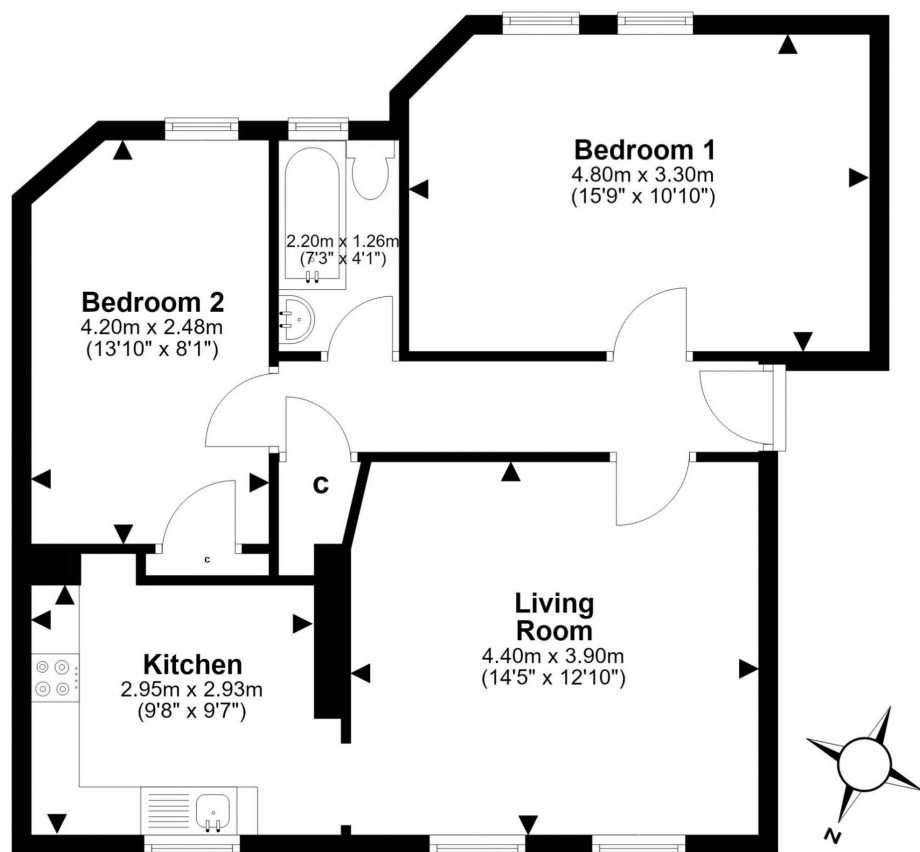
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

The vibrant and cosmopolitan area of Leith, named by Timeout as the coolest neighbourhood in the UK in recent years, 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. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to, a multi-screen cinema, gym, and restaurants. 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 Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. It benefits from an excellent public transport system with 24-hour buses and a tram stop nearby which connects Leith to the city and to Edinburgh.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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