



Particularly attractive Two bedroom, top floor flat



A particularly attractive two-bedroom, top-floor period flat enjoying an enviable position in Leith, just a stone's throw from Newhaven, the tram link and an excellent range of local amenities. Combining generously proportioned rooms with an abundance of charming period features and wood flooring, the property offers a wonderful opportunity for a buyer looking to create a stylish and characterful home. The property is accessed via a well-maintained communal stair, featuring a shared store and a cupola which floods the stairwell with natural light. On entering the flat, the hallway provides good storage. The impressive lounge is undoubtedly a highlight of the property, featuring intricate corning, a decorative ceiling rose and a traditional Edinburgh Press. Twin windows, complete with working shutters, provide an abundance of natural light and enjoy lovely views towards the sea. The room is particularly well proportioned, offering excellent space for both comfortable seating and dining. The breakfasting kitchen is fitted with a range of wall and floor-mounted units, complemented by appliances. There is a useful larder cupboard, while the window provides an outlook towards the sea. The generous master bedroom benefits from a fitted wardrobe and an attractive outlook towards Arthur's Seat. A door leads through to a spacious box room, ideal as a walk-in wardrobe or home office. The second double bedroom is also a good-size and retains its original working window shutters, adding further character. The bathroom comprises a bath with overhead shower, wash hand basin and WC, with tiled walls and floor. Externally, the property benefits from a shared rear garden and permit parking. The property would benefit from some modernisation, but offers a rare combination of exceptionally well-proportioned rooms, attractive period detailing, excellent natural light and far-reaching views. With its superb location close to the tram, local amenities and the waterfront, this is a property with considerable potential to create a beautiful home.

Key Features

Communal entrance, shared store

Hallway

Lounge

Kitchen

Two double bedrooms

Bathroom

Period features

Gas central heating and double glazing

Communal garden

Permit parking

Stair fund - approx. £20 per month and includes stair cleaning



Leith

Leith is a popular, established and independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a vibrant atmosphere. In addition, Leith has its own amenities with several doctor surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area, as well as Leith Walk with its array of shops, cafes and restaurants. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route, or the tram which offers a fantastic service from Newhaven, through Leith, the city centre and as far as Edinburgh Airport. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, extractor hood, fridge freezer, washing machine and dishwasher are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£290,000

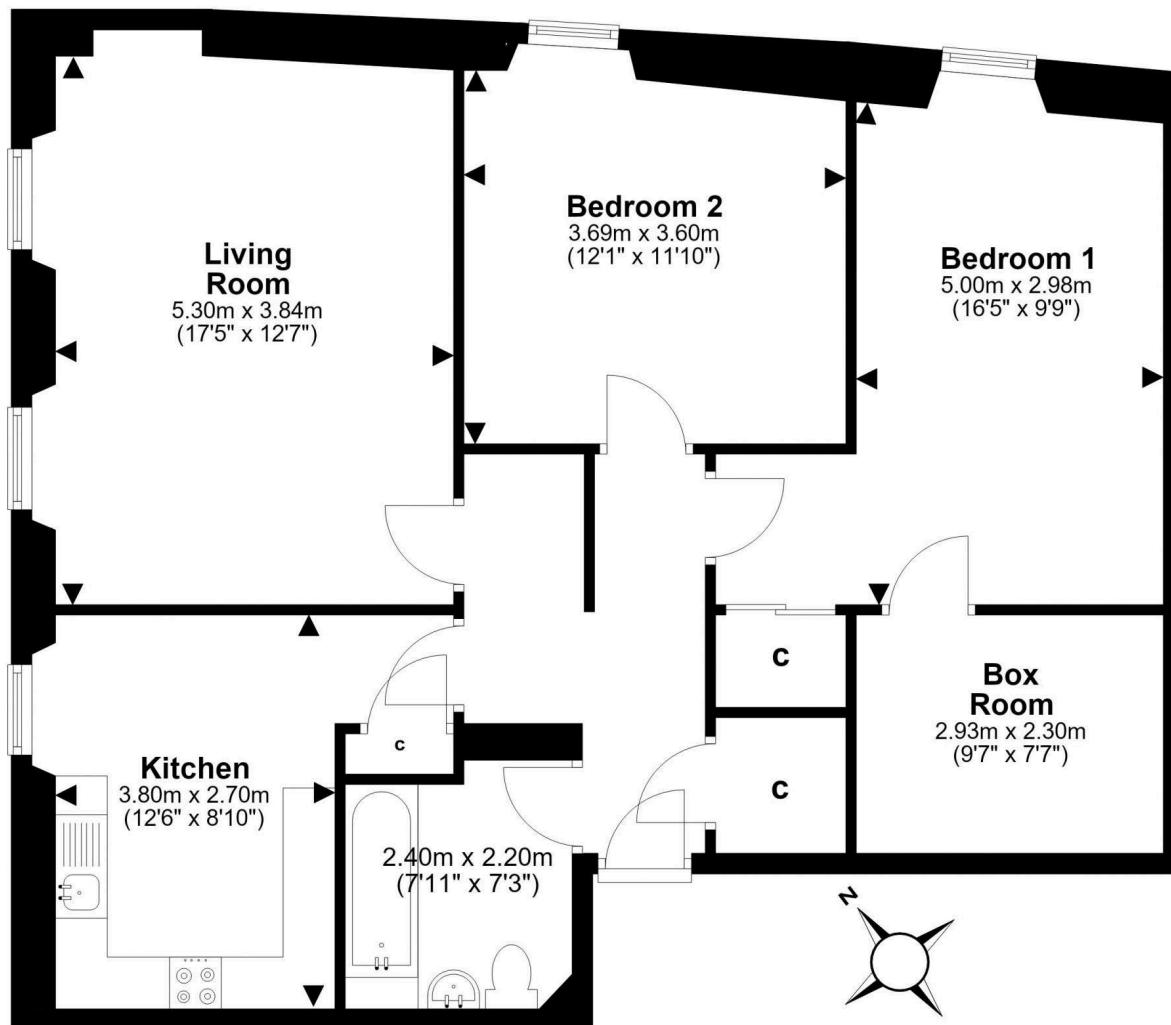
EPC Rating

C

Tenure

Freehold





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.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

espc CHARTERED FIRM

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbutnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

rightmove

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbutnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.