



15/2 Fingzies Place
Edinburgh, EH6 8AW

A

"15/2 Fingzies Place is a well-presented upper flat situated within a modern block"

- SHARED ENTRANCE
- STAIRWELL
- ENTRANCE VESTIBULE
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT GARDEN
- UNRESTRICTED ON STREET PARKING





LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops.

The nearby Ocean Terminal has an excellent range of shops, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia.

The sports minded will appreciate the wide variety of recreational facilities including, Victoria Baths and Fitness Centre, two local outdoor bowling clubs and the well known Leith Links where many sporting activities take place.

Education is well served locally from nursery, primary and secondary schooling. The refurbished Edinburgh College and Queen Margaret University campus are all easily reached.

The property is ideally placed for those working within the city centre and has an excellent public transport service. A short drive away allows access onto the beginning of the A1 from where the city bypass and other areas can be reached

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

15/2 Fingzies Place is a well-presented upper flat situated within a modern block in the sought after Leith Links district of the city. The property is close to excellent local amenities and would be an ideal purchase for a professional person or couple.

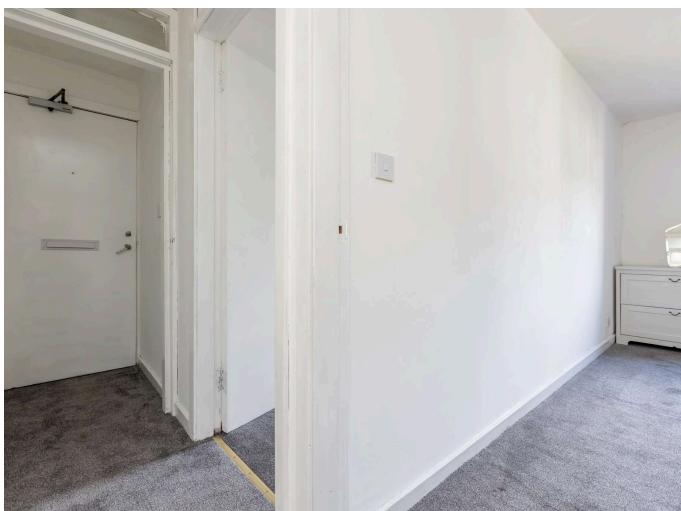
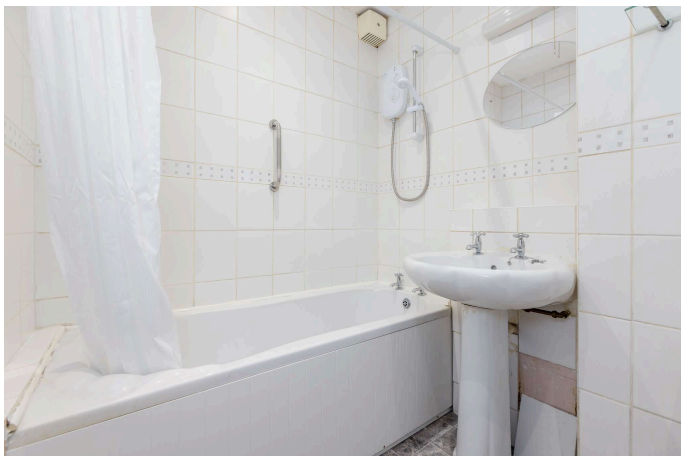
Accommodation comprises: shared entry; stairs to upper level; vestibule; hallway with storage; bright and spacious sitting/dining room with space for table and chairs; fitted kitchen with appliances; two good sized double bedrooms, one with fitted storage; bathroom with electric shower over bath.

Further benefits include gas central heating, double glazing, private garden to front, shared storage cupboard in stairwell and unrestricted on-street parking.

EPC RATING

The energy efficiency rating for this property is band C

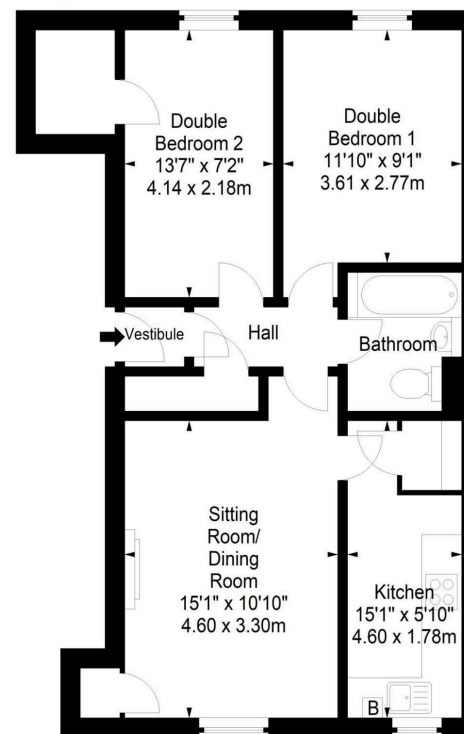
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Fingzies Place,
Edinburgh,
Midlothian, EH6 8AW



Approx. Gross Internal Area
620 Sq Ft - 57.60 Sq M
For identification only. Not to scale.
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First Floor

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