



Leith

22 Ladehead
EH6 5TG



Terraced House

OFFERS OVER £305,000

- Hallway
- Living/dining room
- Kitchen
- 3 bedrooms
- Shower room
- Gas central heating
- Double glazing
- Unrestricted on street parking
- Floored attic
- Private easy to maintain rear garden
- Well maintained shared garden
- Quiet residential cul-de-sac
- Excellent family home
- Good storage

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





Viewing is highly recommended of this 3-bedroomed terraced house. The property is situated within a quiet development just next to the Water of Leith and is well situated to take advantage of the many popular local attractions Leith has to offer including many popular bars cafes and restaurants. The Ocean Terminal shopping centre is also within easy reach offering a variety of high street shops, multi-screen cinema and 24-hour gym. The property also benefits from regular bus services to the City Centre and surrounding areas as well as quick and easy access to the North Edinburgh cycle path network and the Water of Leith.

The house is entered into a welcoming hallway with large built-in cupboards, stairs to the upper level and the living/ dining room off. To the rear of the house is a living room/ dining room with sliding doors giving direct access to the rear garden and also has the kitchen off. The kitchen is front facing and features base and wall units, integrated oven with gas hob, freestanding fridge freezer, washing machine and dishwasher.

Upstairs the landing has a handy built in cupboard, hatch to the attic and the rest of the accommodation off. To the rear of the house is a double bedroom with built in wardens. A second double bedroom can also be found to the rear and features built in wardrobes and fitted wardrobes. Completing the accommodation is a front facing, fully tiled, shower room which features a mains powered shower, WC, wash hand basin within a vanity unit, and a heated towel rail.

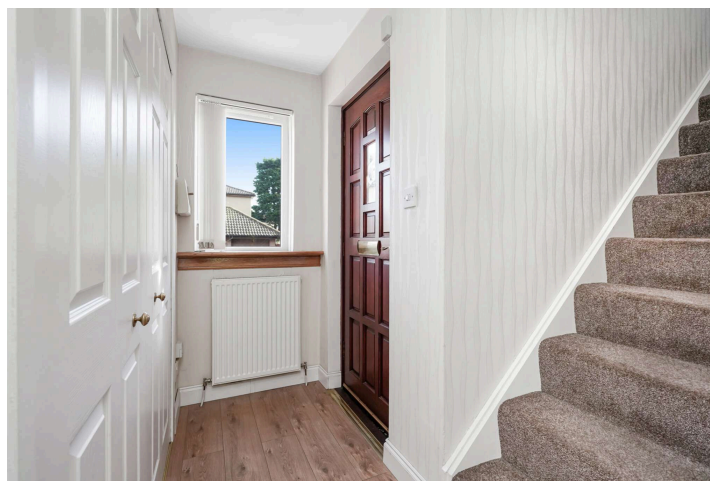
The house benefits from an easy to maintain private rear garden with a patio area ideal for al fresco dining. The house also enjoys a well-maintained shared rear garden. Additional benefits include gas central heating, double glazing, unrestricted on street parking, and a floored private attic.

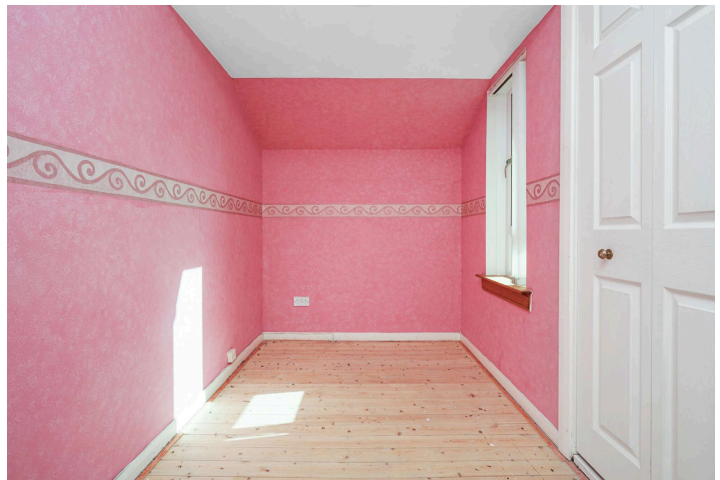
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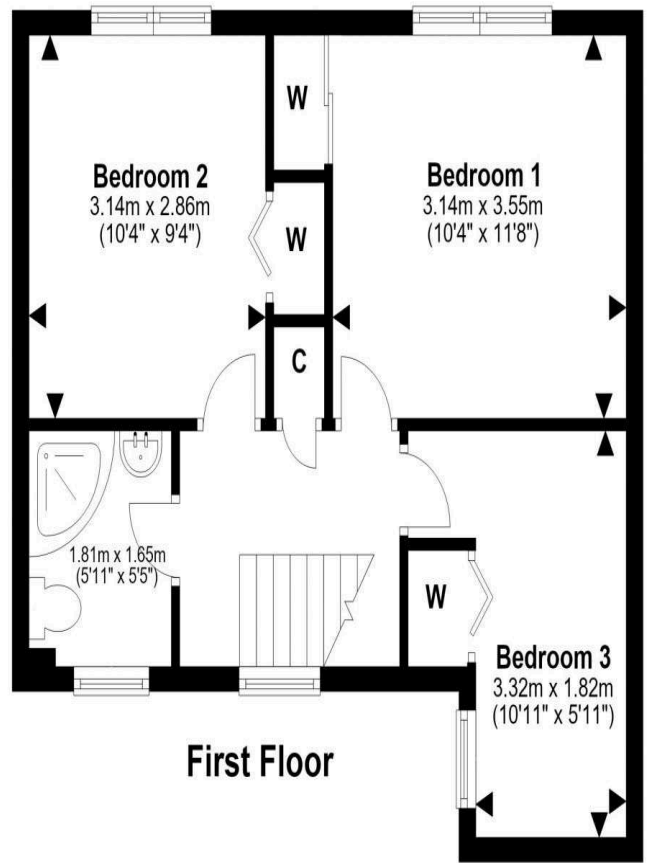
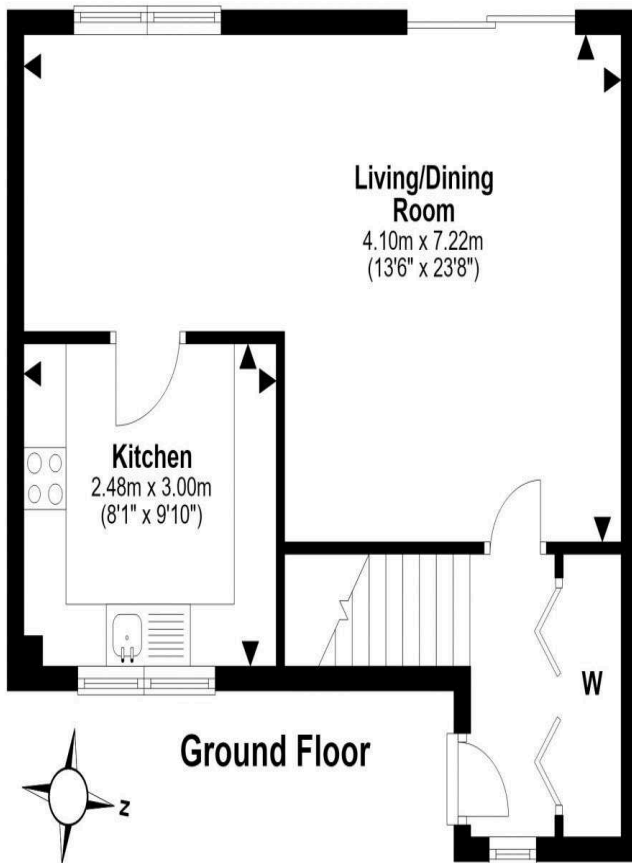
To be sold as seen including all furniture if wanted. The property will be sold as seen and the condition of any systems of a working nature will not be warranted.

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.







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.

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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