



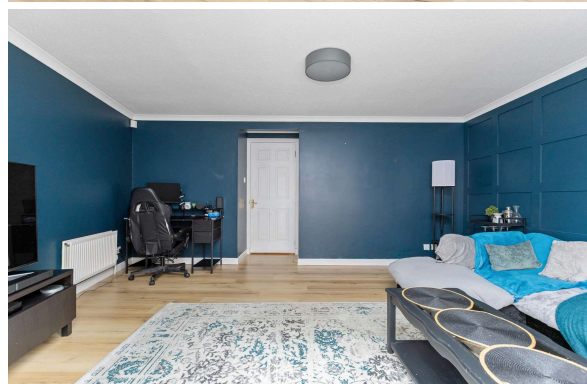
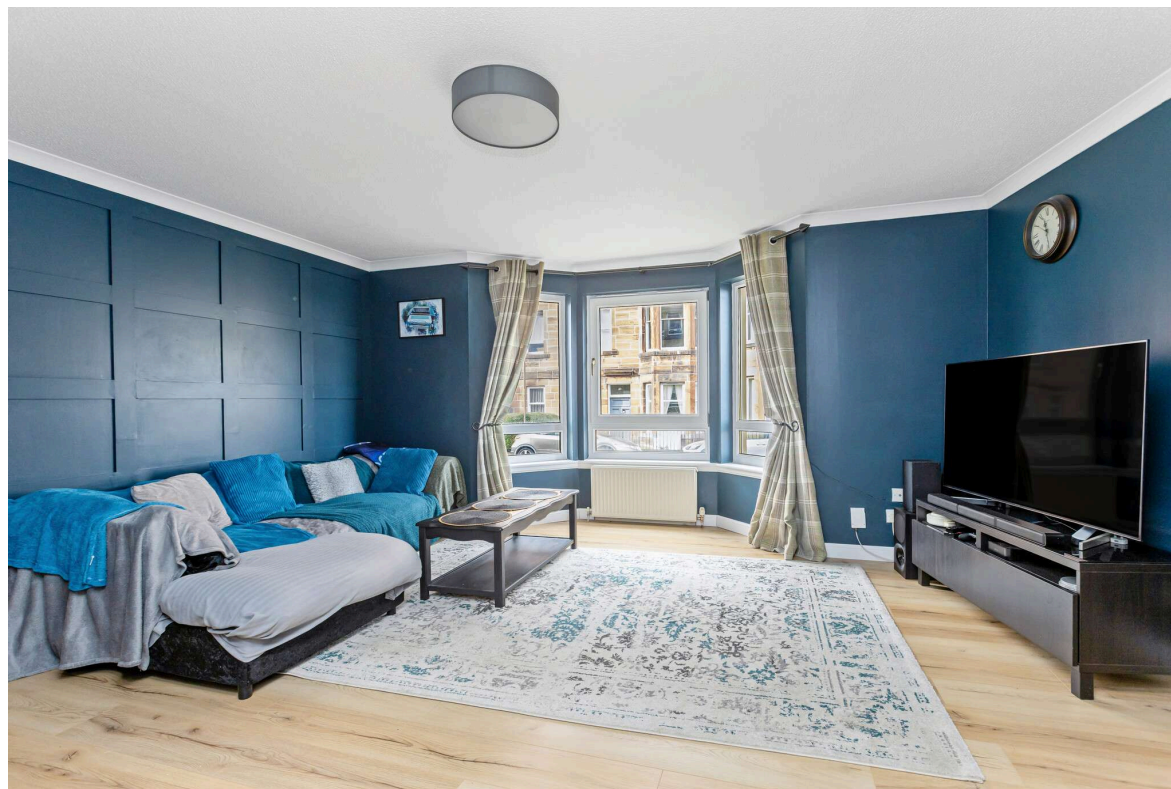
2000

HERMITAGE
PARK LEA

NO PARKING
EMERGENCY
VEHICLES
ONLY

5/1 Hermitage Park Lea
RESTALRIG | EDINBURGH | EH6 8DY


warners
solicitors & estate agents



5/1 Hermitage Park Lea

RESTALRIG | EDINBURGH | EH6 8DY

Warners are delighted to present to the market this spacious and well-presented ground floor flat, forming part of a small modern development in the highly sought-after Leith Links area. Offering comfortable and easily managed accommodation, the property would make an excellent first-time purchase or attractive investment opportunity.

The accommodation comprises a welcoming entrance hallway, a generous lounge/dining room featuring a pleasant bay window, a well-appointed kitchen, a comfortable double bedroom with built-in wardrobe and a modern bathroom. Further benefits include gas central heating, double glazing, a burglar alarm, residents' parking and access to well-maintained communal gardens.

The property enjoys an excellent location close to the wide range of amenities available in Leith, with the open green spaces of Leith Links providing attractive recreational facilities. There are excellent local transport links to Edinburgh city centre and surrounding areas, while the vibrant Shore area is also within easy reach. Early viewing is highly recommended.

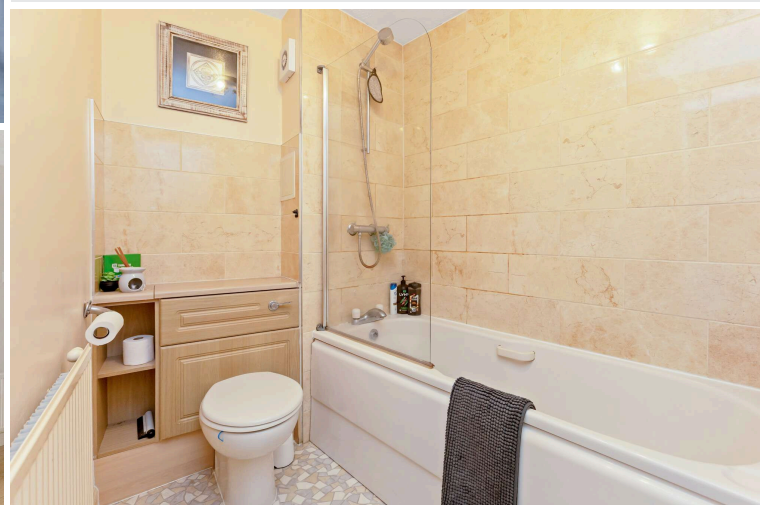
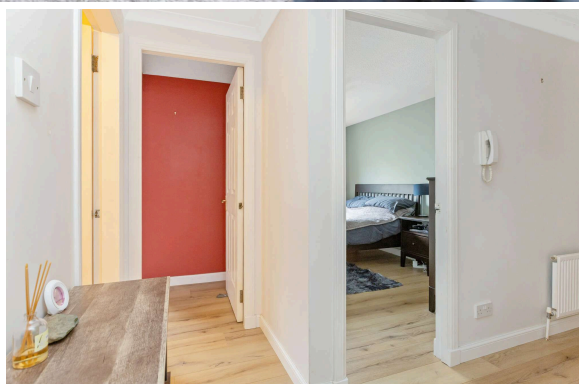
- Spacious ground floor flat
- Ideal first-time buy or investment
- Generous lounge/dining room with bay window
- Double bedroom with built-in wardrobe
- Private parking and communal gardens
- Sought-after Leith Links location

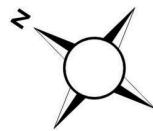
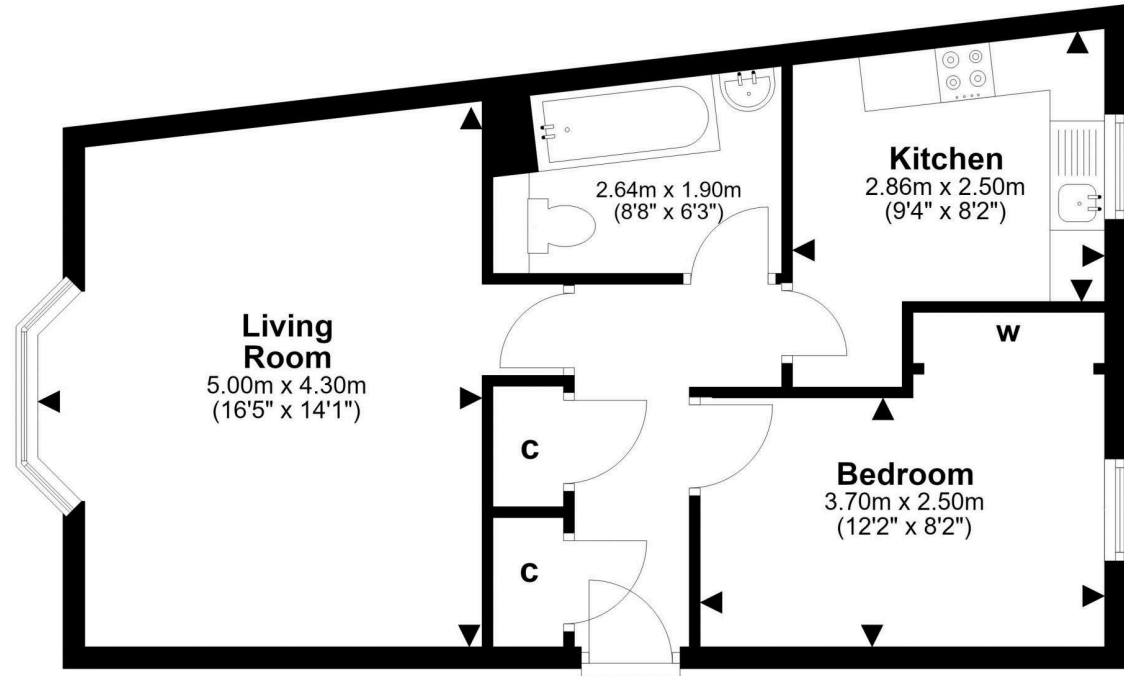
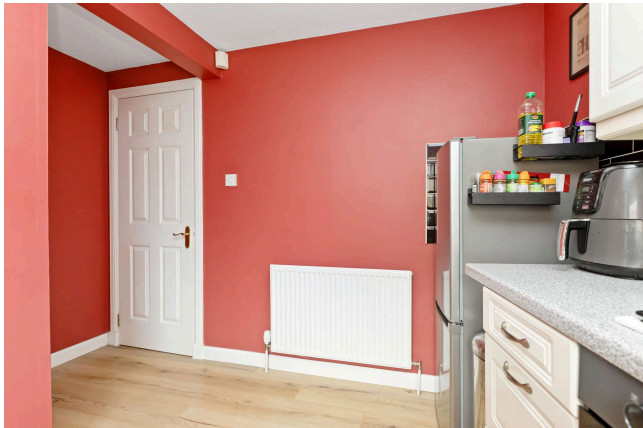
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Leith Links area of Edinburgh lies to the east of the city centre. The property is well positioned to take advantage of a superb range of shopping outlets within Leith itself, whilst a short drive away is the vibrant Shore area which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Ocean Terminal retail and leisure complex includes a multi-screen cinema and restaurants such as Pizza Express. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax band C, Factor is managed by Ross and Liddell and costs around £90 per month
Extras included in this sale will be fridge and washing machine.
Other items of furniture can be left in this sale with separate negotiation.





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.