

COULTERS®

2/7 TAYLOR GARDENS

LEITH, EDINBURGH, EH6 6TG

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in an excellent position opposite the green open spaces of Taylor Gardens and close to the vibrant Shore area, this bright and well-proportioned top-floor flat offers comfortable city living in a highly convenient location. The property provides two double bedrooms, a bay-windowed sitting room and excellent storage, with the added benefit of residents' on-street permit holder parking and a shared roof drying area.

The bay-windowed sitting room is an appealing space, with sanded and varnished wooden flooring and lovely views across to Taylor Gardens. A feature fireplace with tiled insert and hearth provides an attractive focal point, while cornicing overhead adds a touch of period character. A useful dining recess is positioned to one side and is currently used by the owner as a home office, demonstrating the flexibility of the space.



KEY FEATURES



Bright, well proportioned top floor flat.



Two double bedrooms.



Shared roof drying area.



Residents' on street permit holder parking.



Beautiful green space of Leith Links close by.



Tram stop moments away.



EPC Rating - C



Council Tax Band - C



The kitchen is fitted with a series of base-mounted cabinets and includes an electric hob and oven, fridge/freezer and washing machine. Both double bedrooms are positioned to the rear of the property, providing comfortable sleeping accommodation, while four separate cupboards within the hallway offer excellent storage. A bathroom completes the internal accommodation.

The property further benefits from double glazing and gas central heating. Externally, there is access to a shared roof drying area, while Taylor Gardens lies directly opposite, providing an attractive expanse of green space on the doorstep. The Shore is also within easy walking distance, with its excellent selection of cafés, restaurants and bars, while the nearby regular bus services and a tram stop at the end of Great Junction Street provide convenient access to the city centre and beyond.





THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams. Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars.

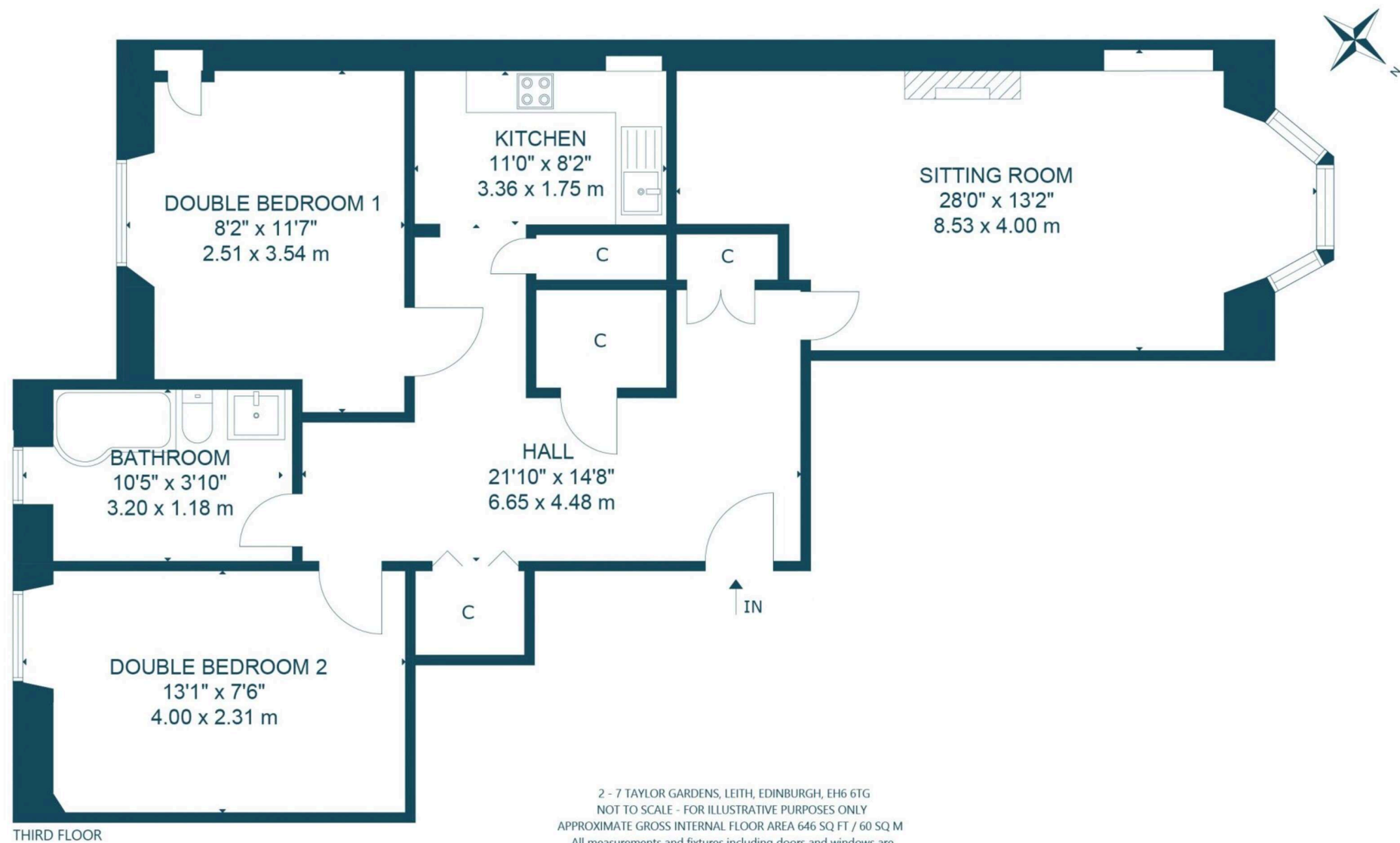
Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre, to Waverley train station and onwards to Edinburgh Airport.



EXTRAS

The curtains, furniture, fitted flooring and light fittings are included in the sale price. The furniture can also be included in the sale price if required.





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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.