



2B Links Gardens Lane,
Edinburgh, EH6 7JQ



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2B Links Gardens Lane is a most impressive main door garden flat enjoying a private position with exclusive garden. Offering spacious accommodation with gas central heating, the flat forms part of a traditional townhouse in the sought after Leith Links area of Edinburgh.

The accommodation includes an entrance hallway with deep storage cupboard and there is a good-sized lounge with window to the front, shelved alcove and feature fire. The kitchen is fitted with a range of modern base and wall units with oven, hob, hood and fridge/freezer to remain. There are two double bedrooms and a bathroom with three piece white suite with shower over the bath and window to front.

The property is entered from a pathway leading off of Links Gardens Lane which leads to the lovely, well-tended and good sized private garden. The garden is mainly laid to lawn with a patio area and garden shed to remain.

Early internal viewing of this lovely home is essential to fully appreciate the accommodation available.

Leith Links is a very popular area with easy access to the city centre. There are excellent bus links nearby and The Shore tram stop is a 15 minute walk from the property. Leith Links Park is nearby with a play park, tennis courts and links to cycle routes down to the seafront and beyond. The Water of Leith walkway and numerous bars and restaurants in fashionable The Shore area are within an easy 15 minute stroll. There is a wide range of local amenities with supermarkets and shops, all within easy walking distance.





Accommodation

Lounge:	5.18m x 4.17m	(17' x 13'8")
Kitchen:	4.17m x 2.72m	(13'8" x 8'11")
Bedroom 1:	4.37m x 4.04m	(14'4" x 13'3")
Bedroom 2:	3.96m x 3m	(13' x 9'10")
Bathroom:	3.7m x 1.7m	(12'2" x 5'7")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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