

31 (2F4), Buchanan Street Edinburgh, EH6 8RD

1 1 1 39m²

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Ideal first time buyer flat, great location in Leith.

- 2nd floor, one bedroom apartment.
- Open plan living room/kitchen.
- Bright and airy double bedroom.
- WC with shower.
- Residents permit parking.
- Close to bus and tram shops.

Description
Ideal for first time buyers or investor, a one-bedroom, second-floor flat, forming part of the traditional stone-built tenement. Conveniently located in the popular Leith area, north of Edinburgh city centre.
Comprises an entrance hallway, living/kitchen, a double bedroom, and WC with shower.
Highlights include gas central heating, double-glazed sash and case windows, and a bright living room.
Externally, there is a shared garden to the rear, a secured entry system, and zoned street parking to the front.











Location

The neighbourhood is a hive of creativity and cultural diversity. Eclectic shops, bars and eateries on the doorstep. Close to the retail mall, St James Quarter and just a 15-minute walk to the city centre and Waverley Train Station. McDonald Road and Balfour Street tram stops are only a 2-minute walk away. Local gyms include Places Gym, Leith Victoria Pool and Gym and the Nuffield, located in the Omni Centre.

Garden/Garage

Communal gardens to the rear of the apartment.



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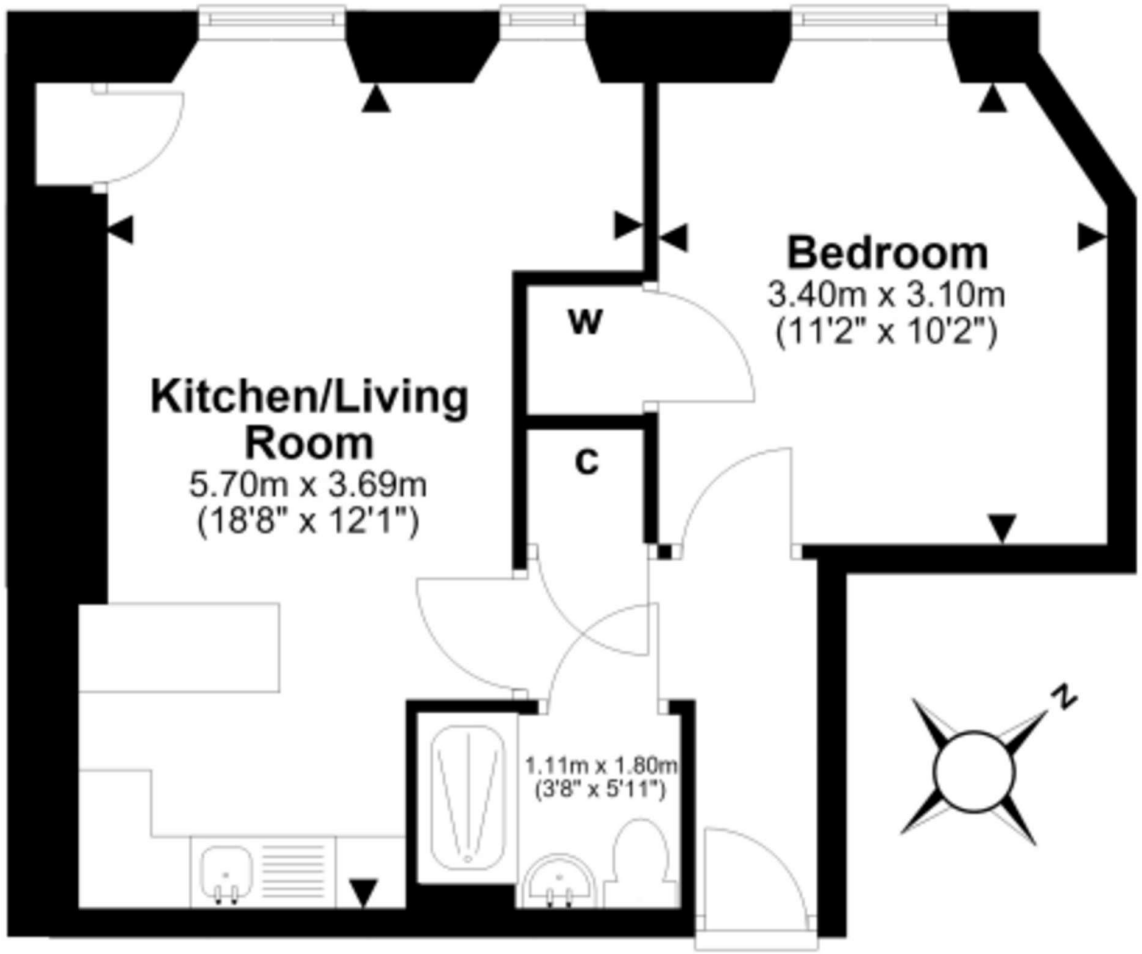
Note

The property is sold as seen and no warranties will be provided. The gas has been capped and this will be the Purchasers' responsibility to arrange for the gas to be uncapped.
As of February 2022, the law in respect of Smoke/ Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

Price and Viewing

For price and viewing information or further details on this property please contact agents on 0131 220 7122

EPC - C
Council Tax Band - B
HR Value - £150,000



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.

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Speak to one of our experts today

tcyoung.co.uk

2 Castle Terrace, Edinburgh, EH1 2DP Tel: 0131 220 7122

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