

1 (2F3), South Lorne Place Edinburgh, EH6 8QN

1 | 1 | 1 | 44m²

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Spacious Second Floor Flat set in popular cul-de-sac.

- Ideal first time buyer or investor opportunity.
- Open plan lounge/kitchen.
- Kitchen comprises; wall and base units.
- Bathroom with shower.
- Double glazing and gas central heating.
- Requires upgrading.
- Residents permit parking.

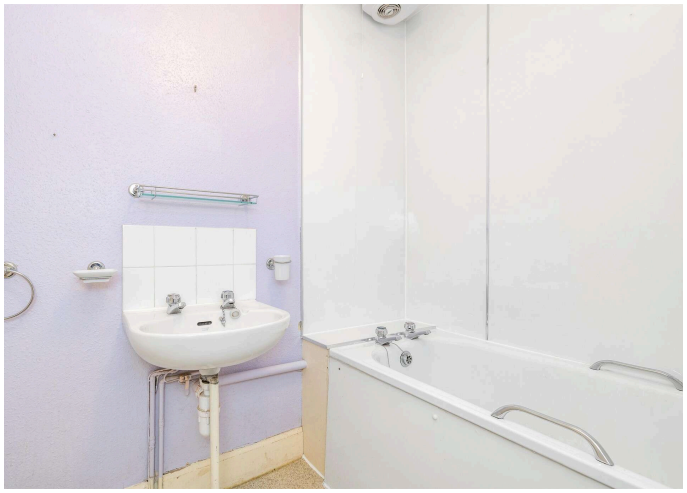
The light, generously proportioned interior offers well laid out accommodation comprising welcoming hallway, bright and airy lounge/fitted kitchen, double bedroom with fitted wardrobe, shower room and W.C.
An excellent starter flat with letting potential enjoying the added comfort of gas central heating and double-glazed windows. There is also useful storage, and an entry phone system provides security to the mutual stairway which in turn gives access to a lovely well-tended communal rear garden.











Location

Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to the city centre, and has a truly impressive range of independent shops and outlets. The St James Quarter boasts a range of shops, restaurants, cinema and leisure activities and is a short walk away. The neighbourhood has an excellent bus service and local tram stop is Balfour Street which is a short walk away.

Garden/Garage

Communal, well maintained gardens to the rear of the apartment.



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Note

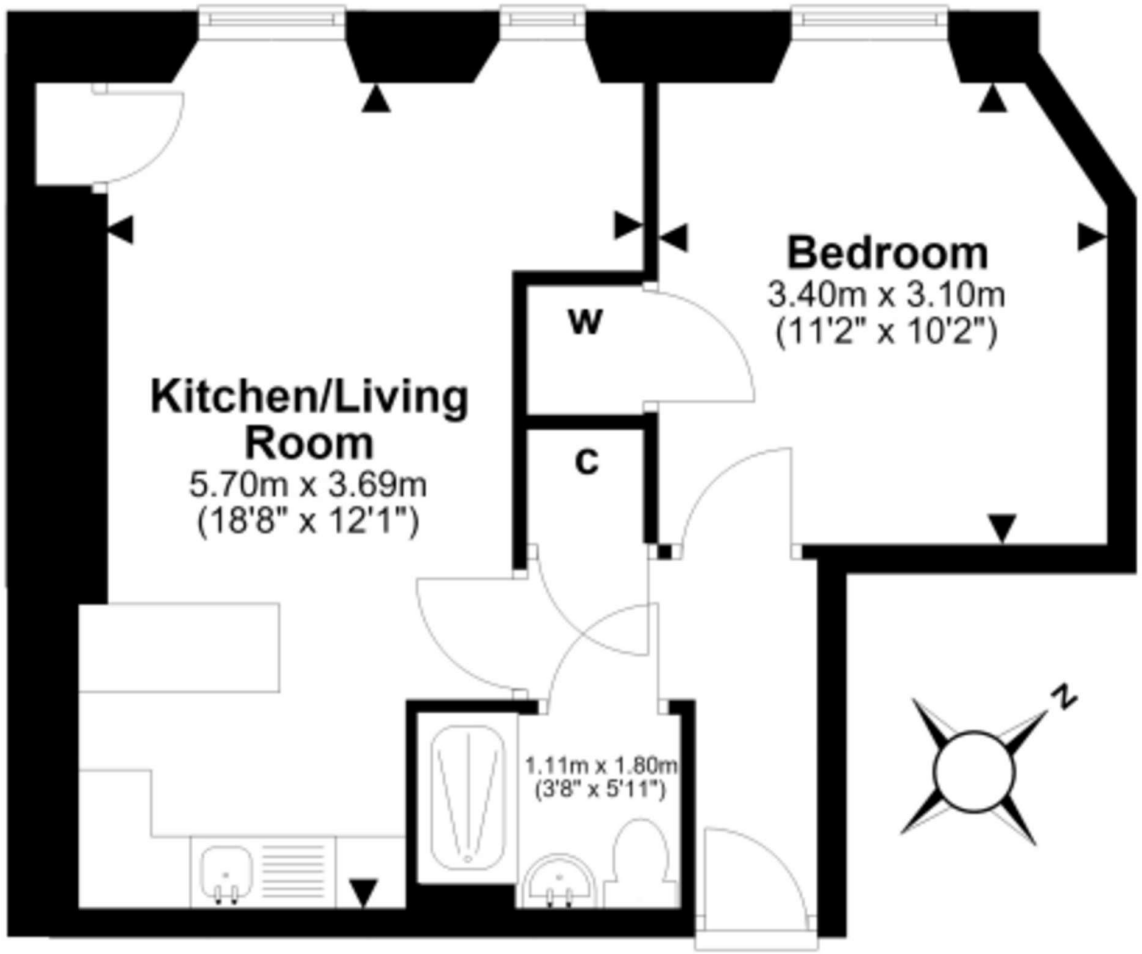
The property is sold as seen and no warranties will be provided. The gas has been capped and this will be the Purchasers' responsibility to arrange for the gas to be uncapped.
As of February 2022, the law in respect of Smoke/ Heat alarms has changed and no warranty is given that the property meets the 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 - A
HR Value - £160,000

espc CHARTERED FIRM



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.

Speak to one of our experts today

tcyoung.co.uk

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

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken at the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.