

6 (3F1) Academy Street Edinburgh, EH6 7EF

1 1 1 44.1m²

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Bright, One Bedroom, First Floor Flat in the Heart of Leith.

- Ideal first time buyer apartment.
- Third floor.
- Spacious living room.
- One double bedroom
- Kitchen with wall and base units.
- Bathroom with shower.
- Gas central heating. Double glazing.
- Property would benefit from updating.

Description

6 (3F1) Academy Street is a charming one-bedroom third floor flat forming part of a traditional tenement in the heart of Leith.

Accessed via a well-maintained secure communal entrance, the accommodation comprises a welcoming hallway, a bright and comfortable living room, a kitchen fitted with a range of wall and base units, a spacious double bedroom, and a bathroom fitted with a shower, WC and wash hand basin.

Residents also benefit from access to a shared rear terrace, providing a pleasant outdoor space to enjoy.

Permit parking is available to residents within Zone N8.











Location

Leith is situated a short distance to the north of the city centre, it is an area renowned for its ancient architecture and cultural heritage and today it is home to the Scottish Executive and the Royal Yacht Britannia.
There are plenty of shopping facilities in the area including a Tesco supermarket Lidl both nearby.
The cosmopolitan Shore area is within walking distance and offers and array of award-winning bars and restaurants.
Excellent bus service and Leith Walk tram stop is a short walk away and provides access to the city centre, Newhaven and Edinburgh Airport.

Garden/Garage

Communal garden is located to the rear of the property.



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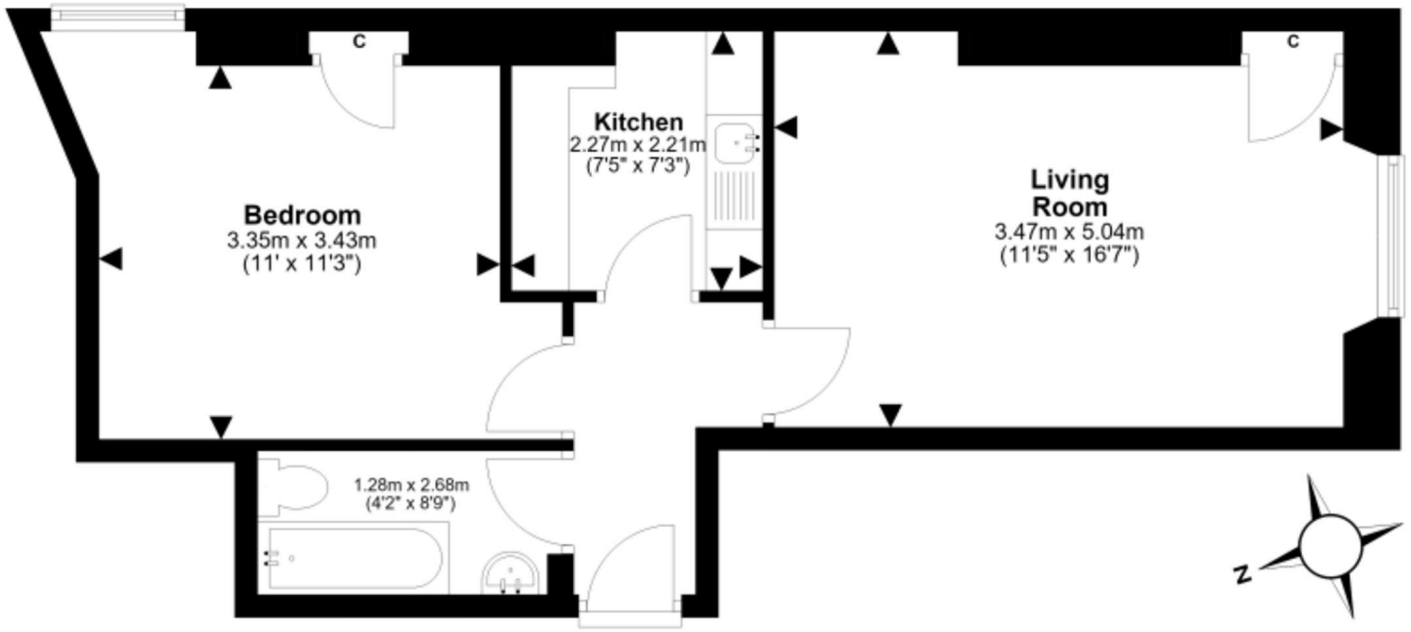
Note

The property is sold as seen and no warranties will be provided. Please note that the gas is capped and the Purchaser will need to organise this 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



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

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