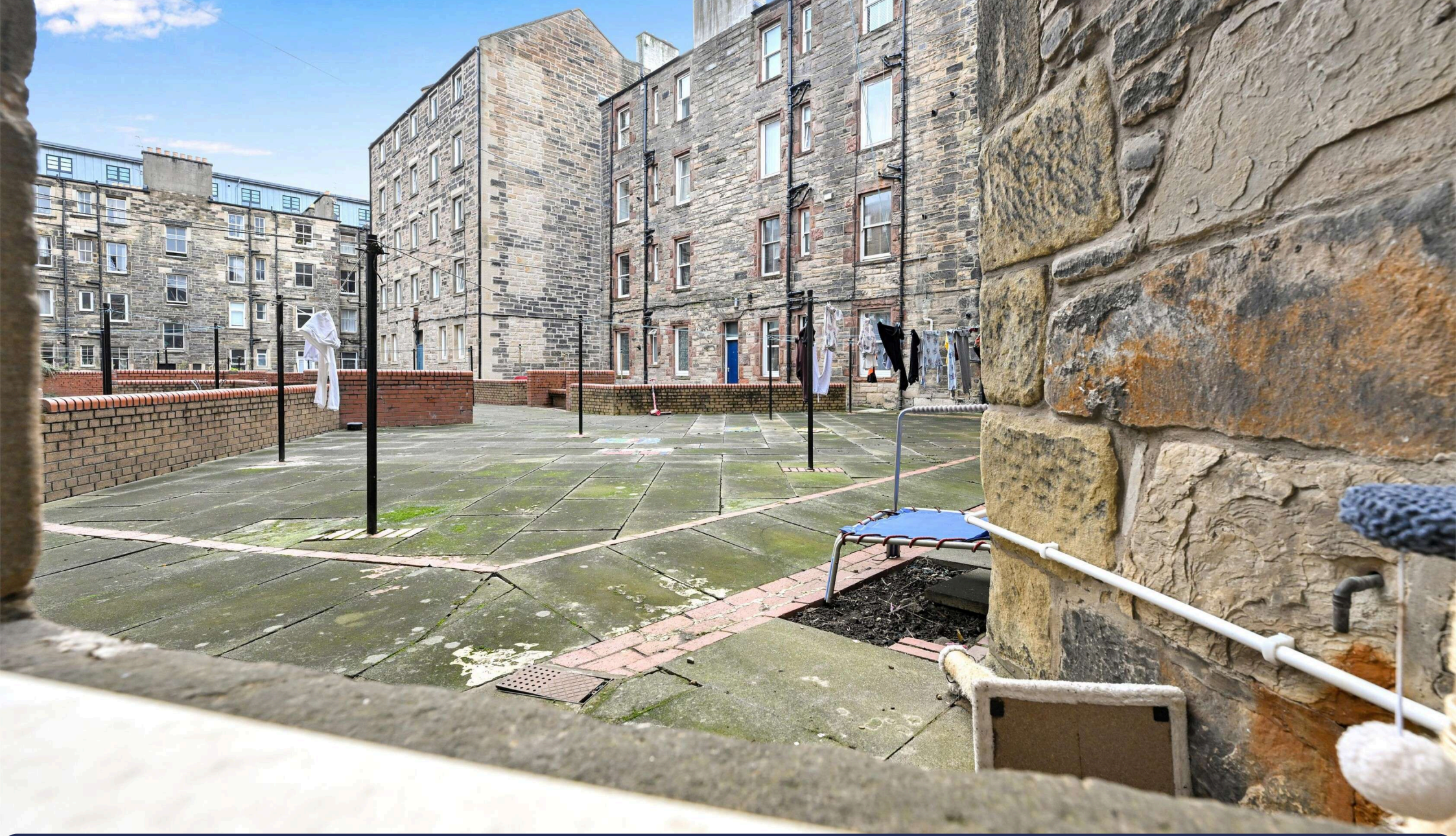


# 1 (PF1) Assembly Street, Edinburgh , EH6 7BL

1 | 1 | 1 | 41m²

tc young

The Scottish law firm with *you* at its centre

# Ideal Property For First Time Buyers Or Investors. Ground Floor, One Bedroom Flat, Close To Tram Stop.

- Open plan lounge and kitchen with wall and base units.
- One double bedroom with built in storage.
- Shower room with WC and hand basin.
- Gas central heating and double glazing.
- Property would benefit from upgrading.

## Description

1 (PF1), Assembly Street is a charming one-bedroom ground floor flat forming part of a traditional tenement in the heart of Leith, close to The Shore area. Accessed via a well-maintained secure communal entrance, the accommodation comprises a welcoming hallway, a bright open plan living room/kitchen which is fitted with a range of wall and base units, a double bedroom, and shower room with 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.











## 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 Constitution Street tram stop is a short walk away and provides access to the city centre.

## Garden/Garage

Communal drying area is located to the rear of the property



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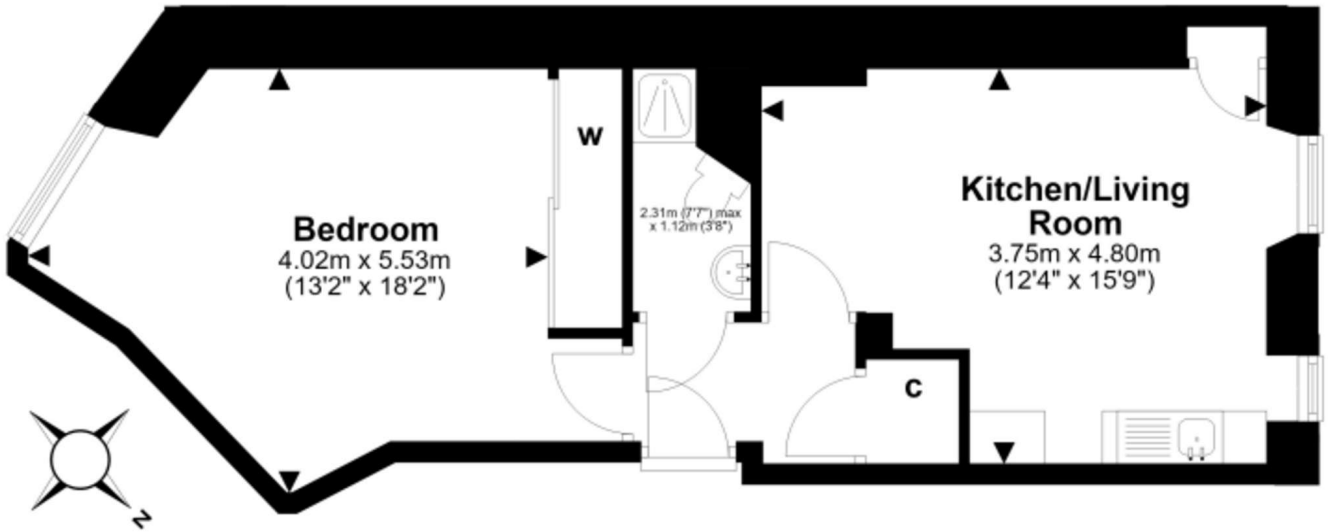
## Note

The property is sold as seen and no warranties will be provided. The gas has been capped and the Purchaser will need to organise to have this 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 - D
Council Tax Band - A
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.

espc CHARTERED FIRM

## 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.