

1 (3F1) Assembly Street Edinburgh , EH6 7BL

2 1 1 60m²

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Spacious Two Bedroom, Third Floor Flat, Close To Tram Stop.

- Spacious, third floor, two bedroom flat.
- Kitchen with wall and base units.
- Two generous sized bedrooms.
- Gas central heating and double glazing.
- Close to Constitution Street tram stop and Shore area.
- Property would benefit from upgrading.

Description

1 (3F1), Assembly Street is a charming two-bedroom third 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, two spacious double bedrooms, and bathroom with shower, WC and wash hand basin.

Residents also benefit from access to a shared garden to rear.

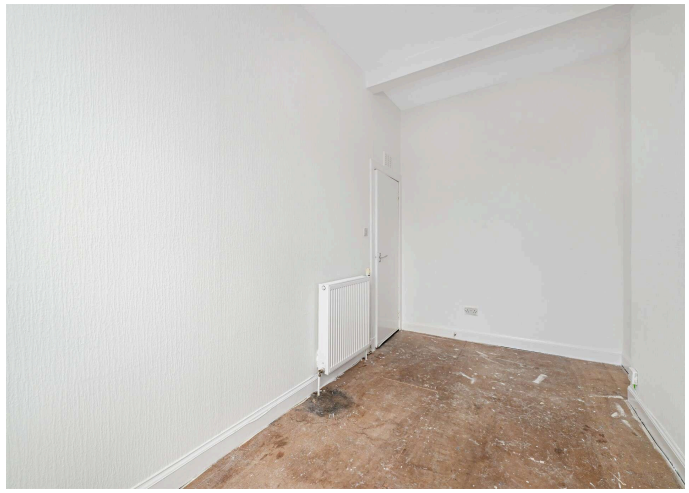
Permit parking available. Zone N8.











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

Garden/Garage

Communal, shared gardens to rear of the apartment.



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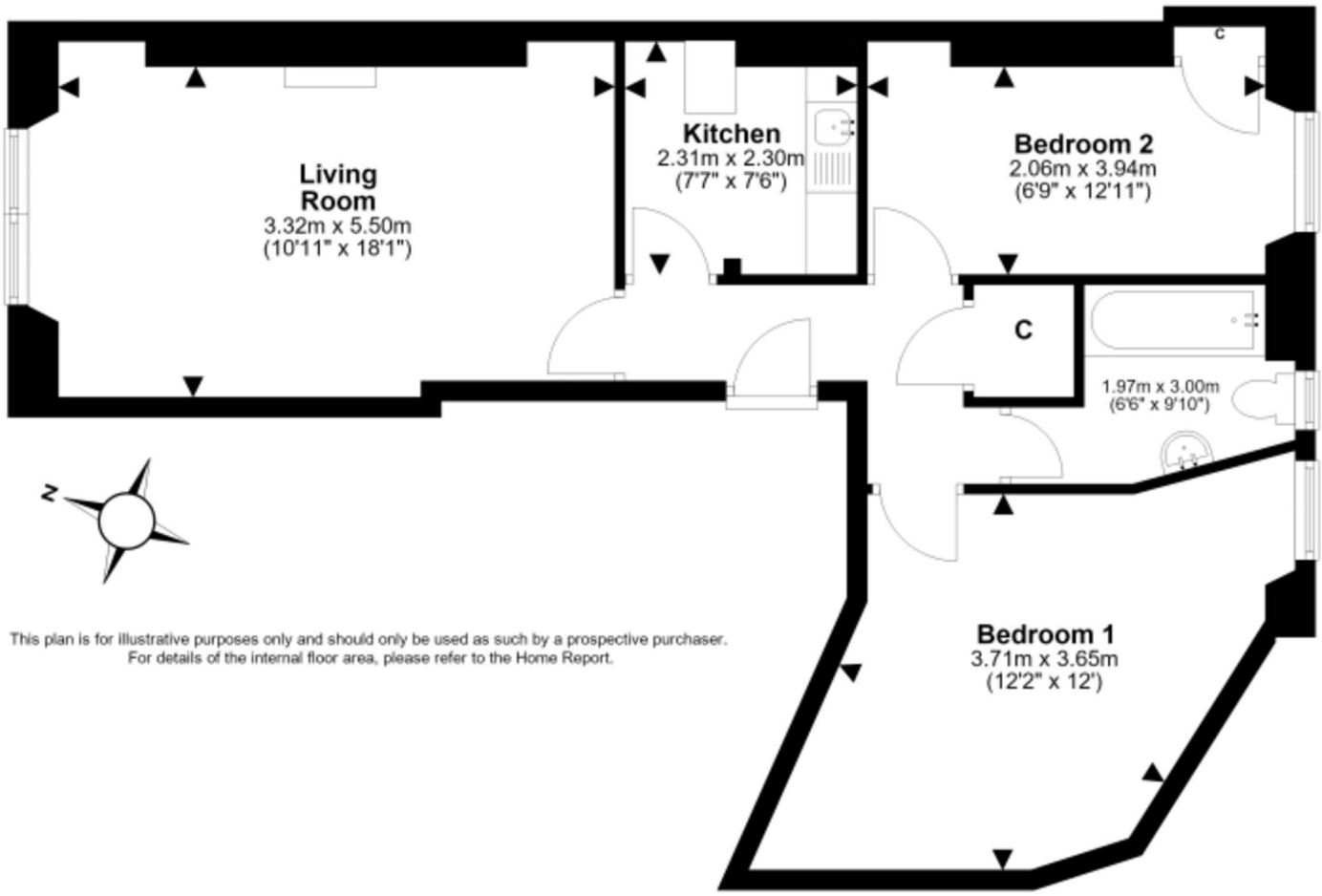
Note

The property is sold as seen and no warranties will be provided. The gas has been capped and the purchaser will be responsible to arrange for 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 - D
Council Tax Band - B
HR Value - £180,000



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

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