



Leith

1 The Bowling Green
EH6 5RN



Upper Flat

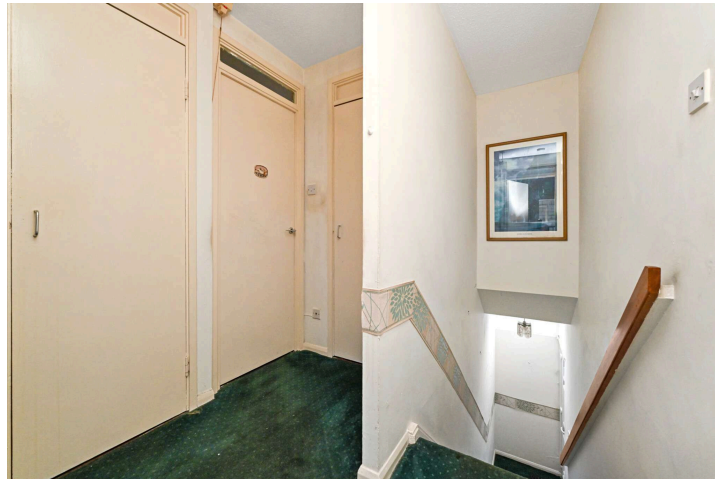
OFFERS OVER £165,000

- Entrance hall
- Hallway
- Living room
- Kitchen
- Bedroom
- Bathroom
- Double glazing
- Gas central heating
- Communal grounds
- Excellent transport links
- In need of modernisation
- Ideal 1st time purchase or investment
- Fully insulated loft

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





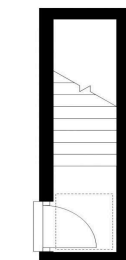




Now in need of modernisation viewing is highly recommended of this 1 bedroomed upper flat in the ever-popular Leith area. There is a wide selection of shopping facilities all within easy reach in addition to a choice of cafes and bars. The property is a short distance from the trendy shore area and would appeal to a variety of first-time buyers and buy to let investors. There is a range of High Street shops, cafes, restaurants, multi-screen cinema and gym in the nearby Ocean Terminal as well as regular bus and tram services to the City Centre and surrounding areas.

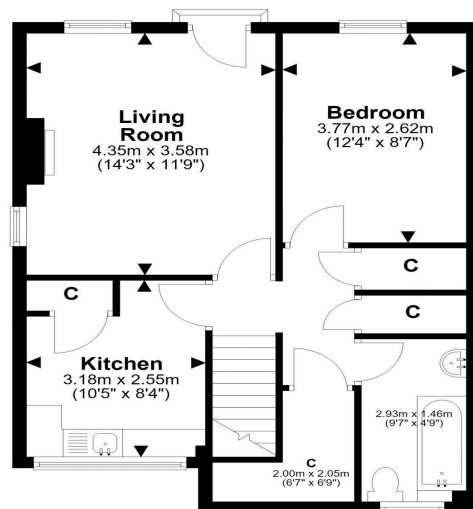
The property is accessed via a private main door into an entrance hall with stairs to the upper level which takes you to a hallway with 3 built in storage cupboards and the rest of the accommodation off. To the rear of the flat is a bright living room with a dual aspect and a Juliet balcony. To the front of the flat is the kitchen which features base and wall units, a pantry cupboard and sink unit. The flat benefits from a rear facing double bedroom. Completing the accommodation is a front facing bathroom with tiled floor and walls, a bath with an electric powered shower unit overhead, WC and a wash hand basin.

Additional benefits include double glazing, gas central heating, fully insulated loft, communal grounds, zoned on street parking in the surrounding area and access to excellent transport links.



Ground Floor

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.



First Floor

EXTRAS

To be sold as seen and the condition of any systems of a working nature will not be warranted.

FACTOR - Manor Estates - Suite 4, New Mart Place, EH14 1RW - Approx £100 pper annum

OFFERS

Offers Over £165,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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