



RALPH SAYER
SOLICITORS & ESTATE AGENTS

22 1F2 Trafalgar Lane

Leith, Edinburgh, EH6 4DJ

22 1F2 Trafalgar Lane

Enjoying a convenient position in Leith, this traditional first-floor flat offers an exciting opportunity to create a home of your own in a well-connected area of Edinburgh. Local shops, cafés and everyday amenities are close at hand, while regular bus services provide easy access to the city centre, Leith and the wider city. Its location and scope for improvement make it an appealing prospect for first-time buyers, investors and renovation-minded purchasers.

The flat comprises a living room, kitchen, a double bedroom, a shower room and a WC. In need of refurbishment, the property offers a blank canvas for modernisation and personalisation. Unrestricted on-street parking is available.

Extras: Sold as seen with no warranties.

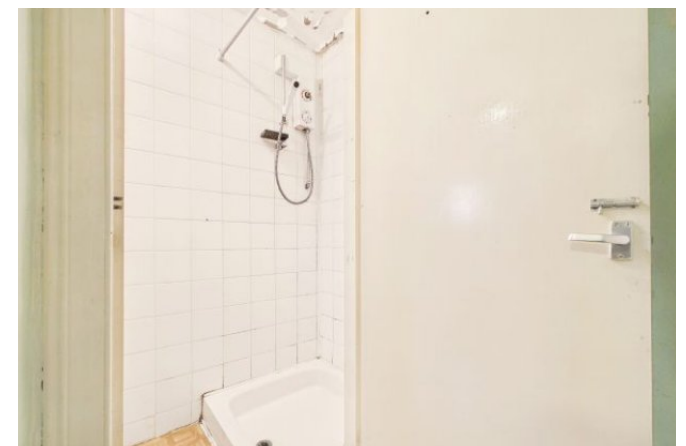
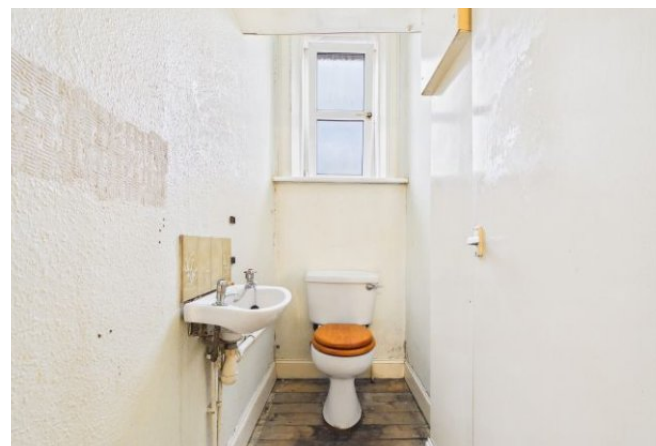
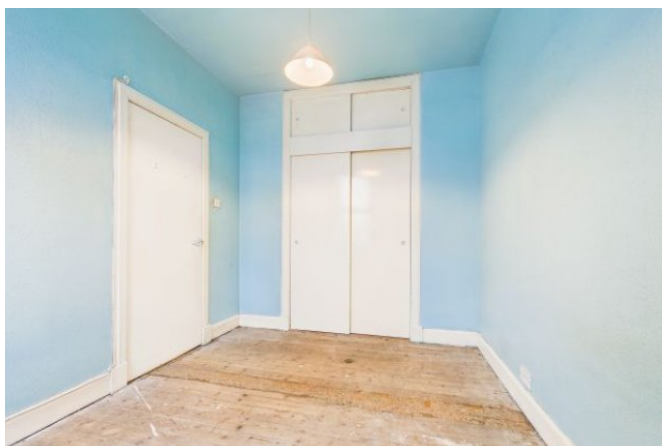
Features

- Traditional first-floor flat
- Ideally set in popular Leith
- Straightforward layout
- Exciting scope for personalisation and modernisation
- Entrance hall
- Sunny and spacious living room
- Kitchen
- South-facing double bedroom with fitted storage
- Shower room and WC
- Unrestricted on-street parking



360

Click here
for a virtual tour



Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Zoopa.co.uk rightmove OnTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:
A

EPC Band:
E

Home Report Value:
£90000