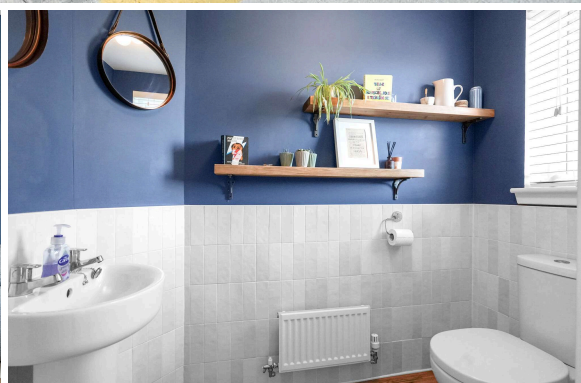




14 Gretna Mews,
LEITH | EDINBURGH | EH6 5FP


warners
solicitors & estate agents



14 Gretna Mews,

LEITH | EDINBURGH | EH6 5FP

Extremely well presented four-bedroom end-terraced home, located on a popular development, nestled between Leith and Trinity and well placed for easy access to the City Centre.

This home is in true move in condition and is sure to appeal to families, first time buyers and young professionals alike. The property is set over three floors and the downstairs comprises an entrance hallway, spacious living room, storage cupboard under the stairs, fitted dining kitchen with patio doors into the rear garden and currently comprising an oven, gas hob, fan, washing machine, fridge/freezer, boiler cupboard, dining area and benefits from a downstairs WC.

Upstairs there are four well-proportioned bedrooms, three on the first floor and a bathroom with shower over the bath. On the top floor is the master bedroom which benefits from built in wardrobes and an en-suite shower room with a waterfall shower. The property also benefits from front and rear gardens made up of a patio and lawn and has a front driveway giving off street parking.

- Beautiful four-bedroom end-terraced home
- Spacious living room
- Fitted Kitchen with patio doors
- Four well-proportioned bedrooms one with an ensuite
- Bathroom with shower over the bath
- Floored Attic
- Private driveway and EV charging
- Landscaped front and rear gardens

Council Tax: E , Energy Rating: B

Factor Payable to SG Property Management Ltd. Approx. £27 a quarter for share of grounds maintenance and management costs

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Fixtures and fittings, EV charger, all blinds and integrated appliances will be included in the sale.
Washing machine and fridge/freezer can be negotiated separately.

The sought-after city suburb of Bonnington is nestled between Leith and Trinity and surrounded by leafy green parks and the tranquil Water of Leith walk. The immediate area provides a good range of amenities including independent retailers, a historic library, a post office, theatre, chemist, cafes, restaurants, pubs and take-aways. A short walk will take you to Leith Walk offering outstanding amenities and nearby Ocean Terminal shopping centre offers a cinema complex, gym, over 50 High Street stores and restaurants. For one of the best dining experiences in Edinburgh, the Shore area, with its range of fashionable cocktail bars, Michelin-star restaurants, trendy bistros, and coffee houses, is nearby. Enjoying the outdoors couldn't be easier with the leafy Pilrig Park on your doorstep. For the active type, there is a leisure centre at Newhaven and an extensive network of cycle paths in the surrounding area. The area is well served by regular bus and trams services to the city centre and beyond and the property is also well positioned for access to the Forth Road Bridge, City Bypass and the M8 to Glasgow, making commuting fast and convenient.

