Leith Links

10 Prospect Bank Grove
EH6 7NU

1 | 2 | E EPC Rating

Lower Flat

OFFERS OVER £290,000

- Hallway
- Livingroom
- Kitchen/dining
- 2 bedrooms
- Bathroom

- Unrestricted parking
- Private rear garden
- Gas central heating
- External storage shed
- In need of modernization

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















A rare opportunity to acquire a two-bedroom main-door flat in the quiet cul-de-sac of Prospect Bank Grove. Set within a distinctive 1930s development in Leith, the property now offers excellent scope for internal modernisation. Leith Links is close by, while the vibrant centre of Leith, Meadowbank and the city centre are all within easy reach. Further shopping and leisure facilities can be found at Meadowbank Retail Park, including Sainsbury's, and at Ocean Terminal, which offers a wide range of shops and eateries, a multiscreen cinema and a gym. Nearby recreational amenities include Lochend Park, Craigentinny Golf Course and Meadowbank Sports Centre.

The property is entered via a tiled vestibule, which also houses the electricity meter. Beyond, an L-shaped hallway provides access to the accommodation and includes a generous storage cupboard positioned between the two bedrooms. The living room features a gas fireplace and a large bay window overlooking the front of the property. To the rear, the kitchen offers built-in storage and cabinetry, together with a slot-in cooker and washing machine. An extension off the kitchen provides access to the garden and offers a versatile dining space. Situated opposite the living room, the first bedroom benefits from a large front-facing window, while the second bedroom overlooks the rear garden and features built-in wardrobes. The bathroom includes a bath/shower and W/C (Shower unit not in use). The property benefits form a large private garden with a lawn and patio space.

EXTRAS

To include all white goods all carpets, curtains and fittings. and garden shed.

OFFERS

Offers Over £0 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.



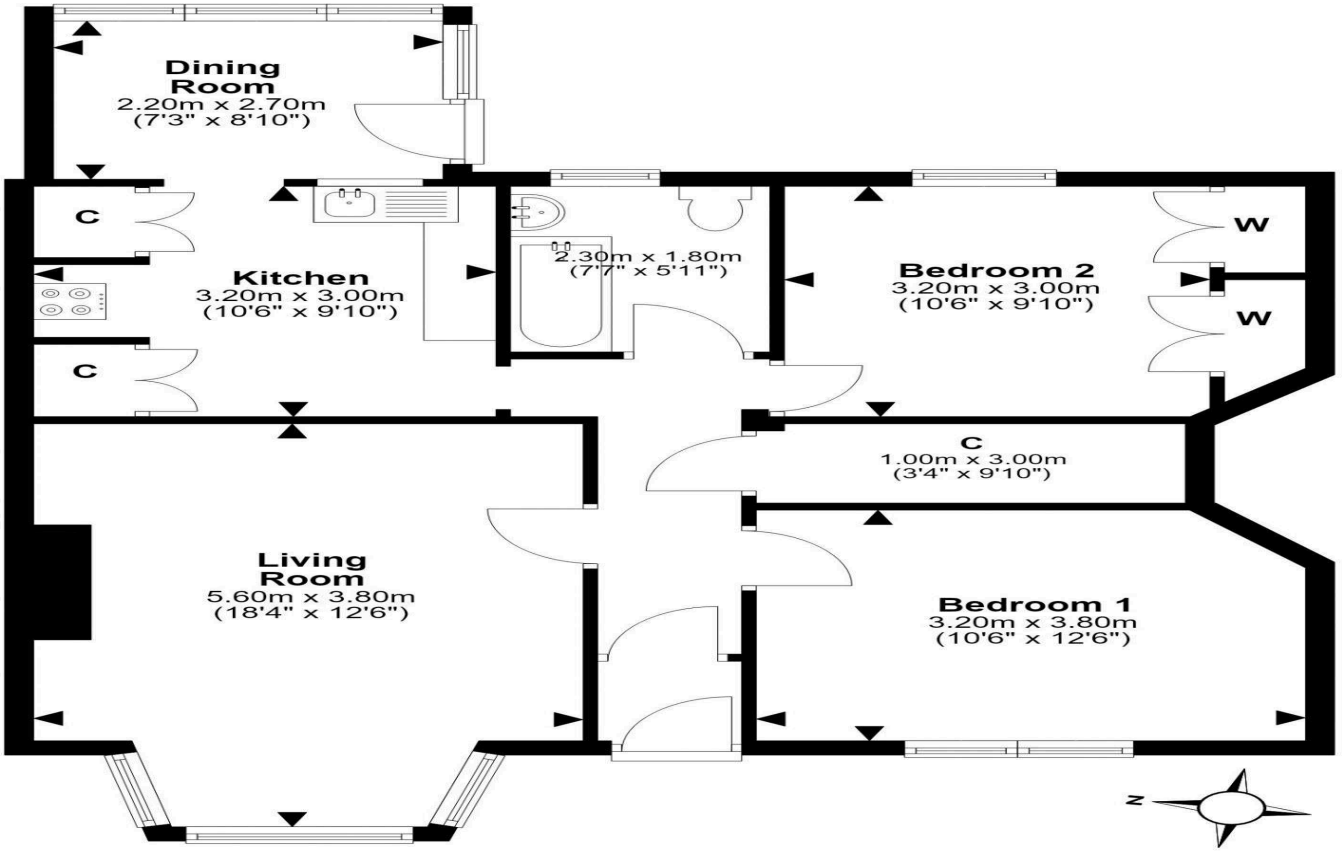












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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.

BEVERIDGE & KELLAS SOLICITORS

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