NEILSONS

Solicitors & Estate Agents



Offers Over

£160,000

13/2 Cadiz Street

Leith | Edinburgh | EH6 7BJ

This attractive and beautifully presented ground floor flat is situated within the vibrant district of Leith and close to the cosmopolitan Shore area with a choice of superb bars, restaurants, cafes and nearby tram stop making this property an excellent base for commuting. This property would make an ideal purchase for professionals or first time buyers and internal viewing is highly recommended.

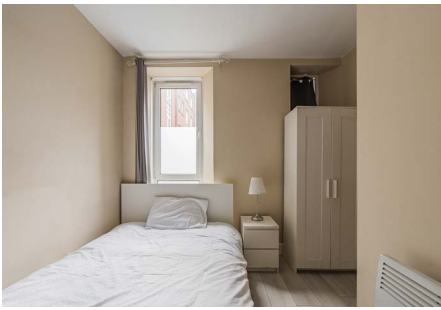
- 1 Bedroom
- 1 Public room
- 1 Shower room
- Permit/metered parking
- Communal garden
- EPC Rating – D
- Council Tax Band - B



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage cupboard, spacious and bright lounge with electric fireplace and open plan to the contemporary fitted kitchen with additional built-in storage cupboard, light and airy bedroom and attractive shower room. Further benefits include electric heating and double glazing.





Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, fridge/freezer and washing machine.

Gardens & Parking

To the rear of the property there is a communal garden and permit/metered parking can be found to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).









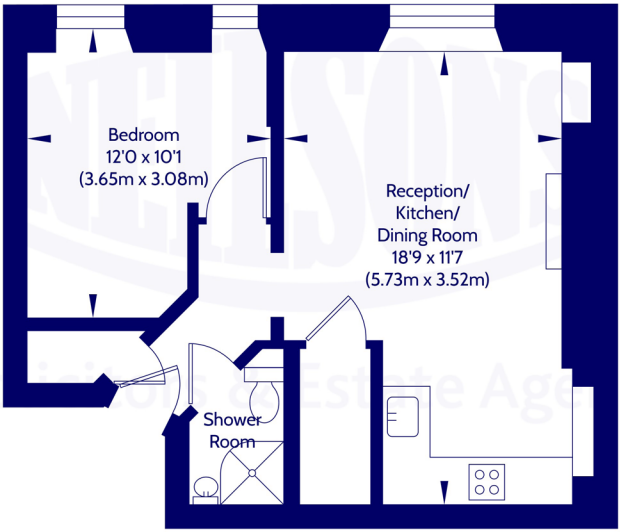
Location

Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to the city centre, and has a truly impressive range of independent shops and outlets. The nearby Ocean Terminal provides further shopping opportunities, along with a large cinema, member's gym and restaurants. The area boasts great bus and tram routes allowing quick and regular travel to the City Centre and beyond. The open green spaces of Leith Links, Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach. The city centre, St James Quarter and Waverley Train Station are also within walking distance.



Approx. Gross Internal Floor Area 38 Sq M / 414 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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