

1 Shaw's Street Edinburgh, EH7 4PH

1 1 1 31m²

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Charming 'B' listed colony flat situated in a quiet but central location in Pilrig, lying east of the City Centre

- 'B' Listed
- Open plan lounge/kitchen
- Shower Room with wc
- spacious bedroom
- Private Garden with drive

Description

1 Shaw's Street is a one-bedroom lower villa quietly positioned within a popular neighbourhood just off Leith Walk, offering well-proportioned accommodation and benefits from a generous private garden to the front of the apartment. The property presents an excellent opportunity for a purchaser to upgrade and modernise to their own taste while enjoying a highly convenient city location.The accommodation is entered via main door, ground floor level and comprises a welcoming entrance hall with access open plan lounge/kitchen with wall and base units, would benefit from updating. The Master bedroom is spacious, bright and light. Shower room with WC and wash hand basin. Spacious cupboard in hall.











Location

There are a superb range of amenities on Leith Walk, Easter Road and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and John Lewis store. An efficient public transport network operates locally, and tram stops of Balfour Street and McDonald Road are nearby with a direct route to Edinburgh Airport. Waverley Railway Station is a comfortable distance away. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex.

Garden/Garage

Private Garden to the front with a driveway. There is additional on street permit parking available.



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Note

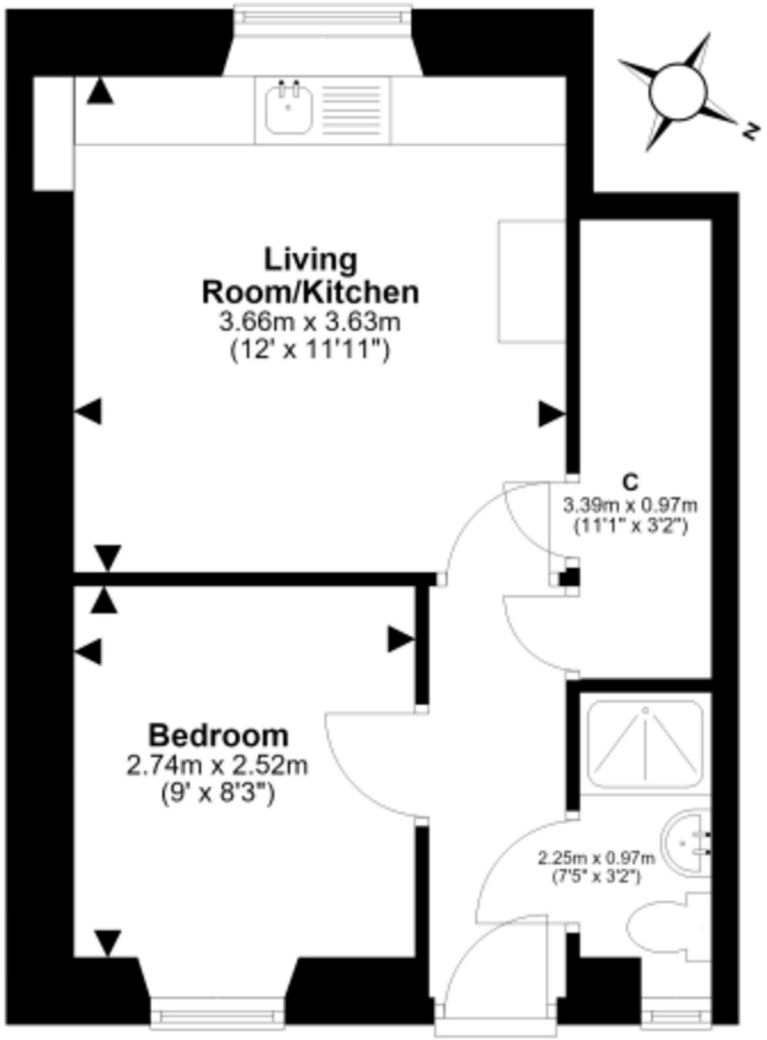
The property is sold as seen and no warranties will be provided. The gas has been capped and the purchaser will be responsible for arranging this to be uncapped. As of February 2022, the law in respect of Smoke/Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

Price and Viewing

For price and viewing information or further details on this property please contact agents on 0131 220 7122

EPC - D
Council Tax Band - B
HR Value - £145,000

espc CHARTERED FIRM



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.

Speak to one of our experts today

tcyoung.co.uk

2 Castle Terrace, Edinburgh, EH1 2DP Tel: 0131 220 7122

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