Jardine Phillips
Solicitors • Estate Agents

LEITH WALK

32 KIRK STREET
EH6 5EZ



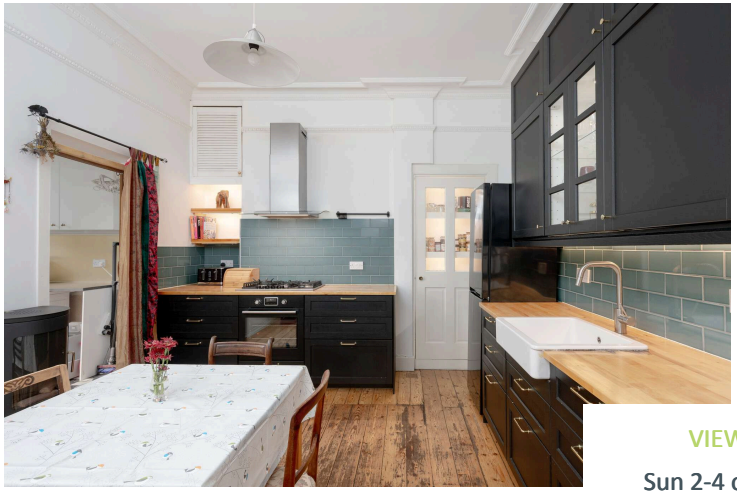
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EPC RATING: C

OFFERS OVER £360,000

PROPERTY DESCRIPTION

- Vestibule leading to open hallway
- Large, elegant living room with wonderful feature fireplace, Edinburgh press & fitted bookcases
- Spacious kitchen/dining room with wide array of shaker style fitted units & appliances and a lovely window seat – ideal for entertaining
- Handy utility room with boiler & appliances and door to rear garden
- Good sized principal bedroom overlooking the rear garden
- Second double bedroom
- Box room with bespoke built in storage and myriad of uses
- Contemporary bathroom with bath with mains shower over, vanity sink unit & wc
- Gas central heating from combi boiler located in the utility room
- A wealth of period features including stripped wood floors, original fireplace, ornate cornicing, panelled doors, sash & case windows & working shutters
- Well maintained, sunny communal garden with patio area and expansive lawn surrounded by trees & shrubs
- Residents' permit parking





VIEWING

Sun 2-4 or pls call

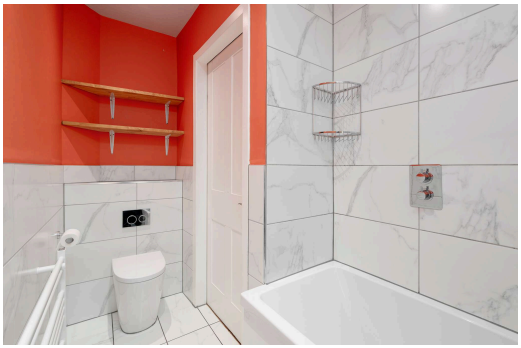
Jardine Phillips

0131 4466850











STUNNING TWO BED PLUS BOXROOM MAINDOOR FLAT IN TRENDY LEITH

Located in a quiet cul de sac off Leith Walk, this beautifully presented two bed ground floor flat has a wealth of period features and spacious accommodation, including two good sized double bedrooms, an elegant living room, well-appointed kitchen/dining room, contemporary bathroom, handy utility room and direct access to the communal rear garden. It would make a perfect home for first time buyers, professionals, downsizers or investors being a few minutes' walk from a wide array of amenities & transport links and close to the wide open spaces of Leith Links.

AREA

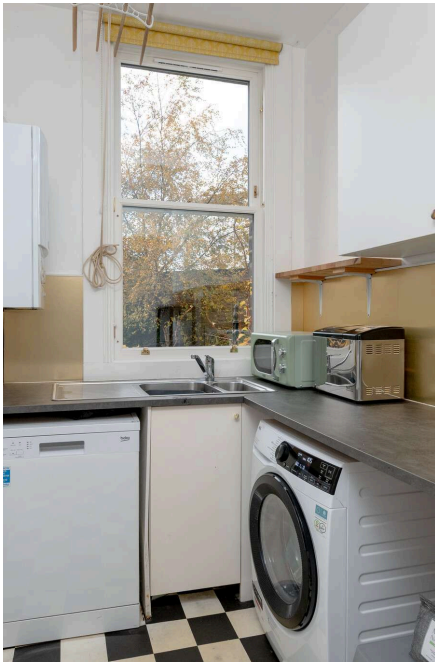
Leith is a very popular, trendy area in the east of the city which offers an excellent range of supermarkets (including Tesco & Lidl), independent retailers, gyms, coffee shops, bars & restaurants along Leith Walk, Easter Road and the Shore. There are superb amenities within the vicinity, with easy access into the city centre with its nightlife, theatres & cinemas. The flat is also well placed for lots of walks and open spaces including Pilrig Park, Leith Links and the Water of Leith, with easy access down to the beach at Portobello. The property is in the catchment for Leith Primary & Star of the Sea RC Primary Schools and Leith Academy & Holy Rood RC High Schools. There are numerous bus services both into & out of town and the tram link provides direct links to Newhaven one way and the airport the other way, making it ideal for commuters. There is also easy access to the motorway network.

EXTRAS

The hob, oven, cooker hood are included in the sale.

HOME REPORT VALUATION

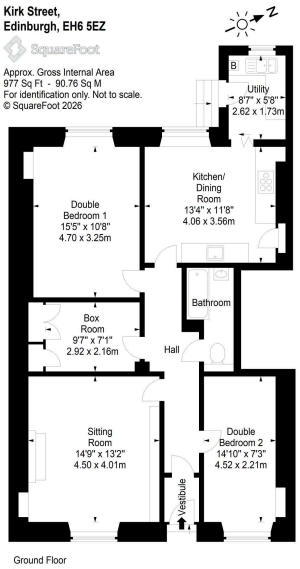
£375,000



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Living room	14’9 x 13’2 (4.50 x 4.01m)
Kitchen/dining room	13’4 x 11’8 (4.06 x 3.56m)
Utility room	8’7 x 5’8 (2.62 x 1.73m)
Bedroom 1	15’5 x 10’8 (4.70 x 3.25m)
Bedroom 2	14’10 x 7’3 (4.52 x 2.21m)
Boxroom	9’7 x 7’1 (2.92 x 2.16m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.