

43 Clarebank Crescent

LEITH LINKS | EDINBURGH | EH6 7NL

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Warners are delighted to present to the market this generously proportioned and rarely available four-bedroom end-terrace first-floor flat, situated in the heart of the ever-popular Leith Links area of Edinburgh. Offering flexible accommodation, an abundance of living space and excellent potential for purchasers to put their own stamp on the property, this appealing home is ideally suited to growing families, professional couples and those seeking spacious accommodation in a vibrant and well-connected location.

The accommodation is accessed via a ground-floor entrance and staircase leading to the first-floor hallway, which provides access to the principal rooms. The impressive living room is a particularly attractive feature of the property, offering generous proportions and a charming bay window which allows natural light to flood the space, creating a bright and welcoming setting for relaxing and entertaining.

The well-proportioned kitchen/breakfast room provides ample space for everyday dining and is complemented by a separate utility room, offering additional practicality and storage.

There are four bedrooms, three of which are particularly generously sized, providing excellent flexibility for family living, guest accommodation or home working. One of the rooms is currently utilised as an office, but could offer purchasers the option of creating a separate formal dining space, additional reception room or fourth bedroom depending on their individual requirements.

A family bathroom, with shower over bath, completes the accommodation, which is complemented by useful built-in storage cupboards.

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







Externally, the property benefits from a private south-west facing rear garden, providing an attractive outdoor space in which to enjoy the afternoon and evening sunshine. The garden is further complemented by a cellar, offering valuable additional storage.

A further noteworthy feature is the attic space, which presents exciting potential for conversion to create additional accommodation, subject to obtaining all necessary planning permissions, building warrants and other relevant consents.

Situated just moments from the expansive green spaces of Leith Links, the property combines the benefits of generous accommodation, private outdoor space and a superb location, making this a fantastic opportunity for a wide range of purchasers.

- Spacious four-bedroom first-floor flat
- Sought-after location beside Leith Links
- Generously proportioned bay-windowed lounge
- Spacious kitchen/breakfast room with separate utility
- Private south-west facing garden with cellar storage
- Attic offering conversion potential, subject to consents

Energy Rating C. Council Tax band E.

Included in the sale will be all curtains, blinds, window coverings, light fittings, and garden shed. Some items of furniture and appliances may be available by separate negotiation.







Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience within easy reach of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. The bustling shopping area around Great Junction Street, the New Kirkgate and the Foot of the Walk provides everything you need for day-to-day life, while more extensive shopping facilities are available in the city centre or at nearby Ocean Terminal shopping centre. Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.













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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com