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Offers Over

£335,000

7 Leven Close

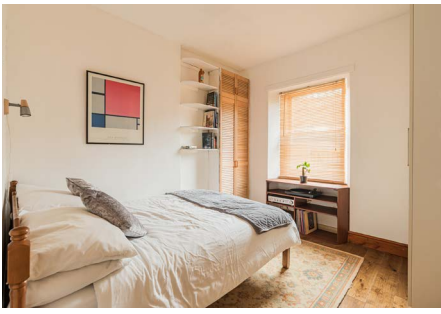
Tollcross | Edinburgh | EH3 9LF

A charming, beautifully presented main-door double-upper villa, combining a peaceful courtyard setting with a vibrant, high-amenity city-centre location on the border of Edinburgh's highly sought-after Tollcross and Bruntsfield areas.

- 3 bedrooms & Study
- Open plan kitchen, dining and living room
- 1 bathroom
- On-street permit parking
- EPC rating – C
- Council tax band- C



Description





Dating back to the early 1800s, this unique property is a hidden gem, tucked away within a charming, secure courtyard, while occupying an enviable city-centre position with all amenities and the green expanse of Edinburgh's iconic Meadows right on the doorstep.

Stepping through the private main door, you are welcomed into a property brimming with character. The inviting entrance hallway is laid with rich wood flooring and leads to the spacious open-plan living and dining area, which features two double-glazed traditional sash-and-case windows. This relaxing space features fresh neutral décor and seamlessly integrates a cleverly designed contemporary kitchen with plenty of storage. Complete with an array of modern base and wall-mounted units, stylish stone flooring, and built-in appliances, the cooking zone remains beautifully discreet from the living area, while the open flow to the dining area is perfect for entertaining. Also located on the ground floor is a bright and peaceful principal bedroom with a double-glazed sash-and-case window and integrated storage. Completing the accommodation on this level is a spacious, modern family bathroom featuring premium wall and floor tiling with under-floor heating. The room boasts a large, luxury spa bath with an overhead shower, beautifully illuminated by natural light from an obscured double-glazed sash-and-case window. Finally on this level, you have access to excellent storage with a linen cupboard off the hallway and a very spacious under-stairs storage cupboard.

Ascending the wooden staircase to the upper level, the accommodation continues to impress with two further bright, west-facing double bedrooms featuring large skylight windows. This floor also includes a great-sized additional room with skylight making it ideal as a study, single guest room, or a dedicated home office. Completing this level is access to additional attic space, providing excellent long-term storage.

Extras

All floor coverings, light fittings, blinds, curtains, integrated appliances including dishwasher, washer-dryer, fridge freezer, hob and oven.

Parking

On-street parking is available via application to Edinburgh Council.

Viewing

By appointment through Neilsons (0131 625 2222).







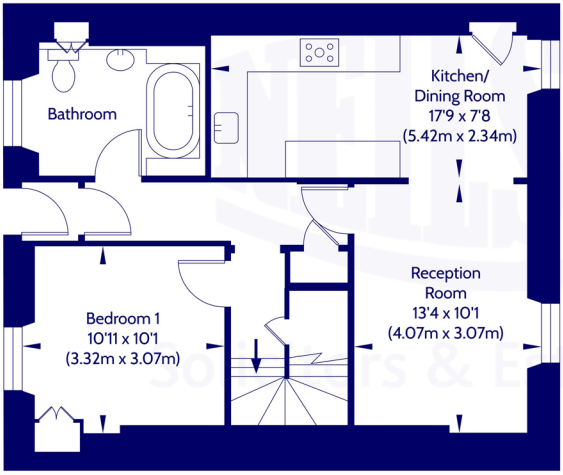


Location

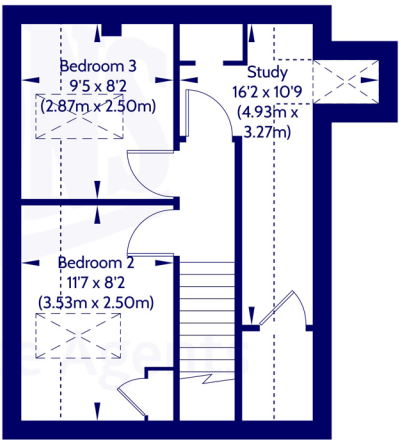
Leven Close is a charming, secure close perfectly located on the border of the highly sought-after Tollcross and Bruntsfield areas of Edinburgh. The location offers an excellent balance of green space and city living, with The Meadows and Bruntsfield Links on the doorstep providing a beautiful and expansive setting for walking, running, cycling, and tennis, alongside an excellent children's playground. A wide range of local cafés, independent shops, restaurants, bars and cinemas can be found nearby, particularly around Tollcross, Bruntsfield, and the neighbouring Grassmarket. The iconic King's Theatre—having recently undergone a multi-million-pound restoration—is also on the doorstep, cementing the area's status as a premier cultural hub. The University of Edinburgh is also close by and the property is in the catchment area of Bruntsfield Primary and James Gillespie's as well as being conveniently located for a number of well-regarded independent schools, including George Heriot's School, George Watson's College and Erskine Stewart Melville Schools.

Approx. Gross Internal Floor Area 78 Sq M / 838 Sq Ft.

1st Floor



2nd 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.

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