

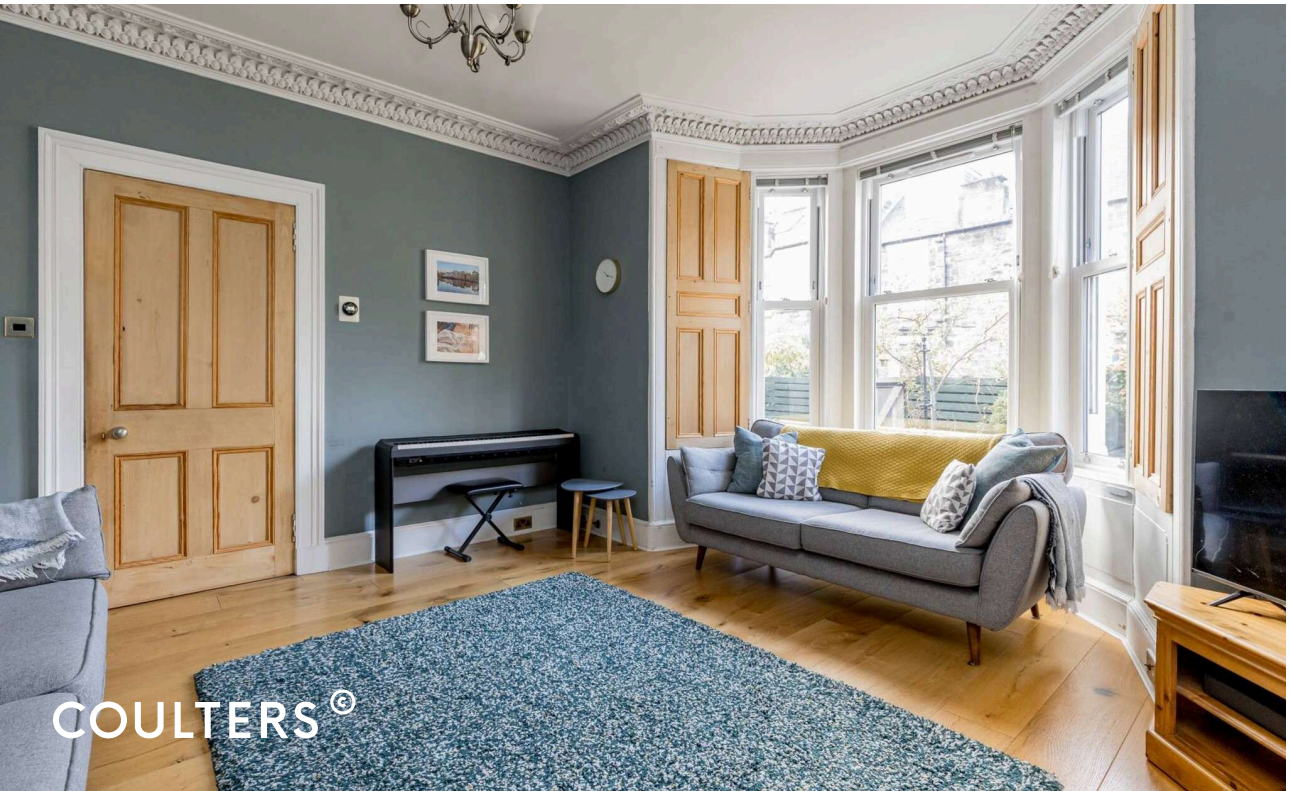
COULTERS

1 NOBLE PLACE

LEITH LINKS, EDINBURGH, EH6 8AX

2 BED | 1 BATH | 2 PUBLIC





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TAKE A LOOK INSIDE

An extremely desirable and beautifully presented end-terraced lower villa, set within the charming and sought-after area of Leith Links.

One of the largest lower villas in the immediate vicinity, the property offers generously proportioned rooms, attractive period features and a delightful west-facing private garden. Contemporary décor and modern fixtures and fittings sit comfortably alongside the property's traditional character.

KEY FEATURES

- Extremely spacious and engaging, beautifully presented lower villa.
- Two bright double bedrooms.
- West facing private garden.
- Unrestricted on street parking.
- Located in the charming Leith Links colonies.
- An array of local shops and amenities a short walk away.
- EPC Rating - C
- Council Tax Band - C





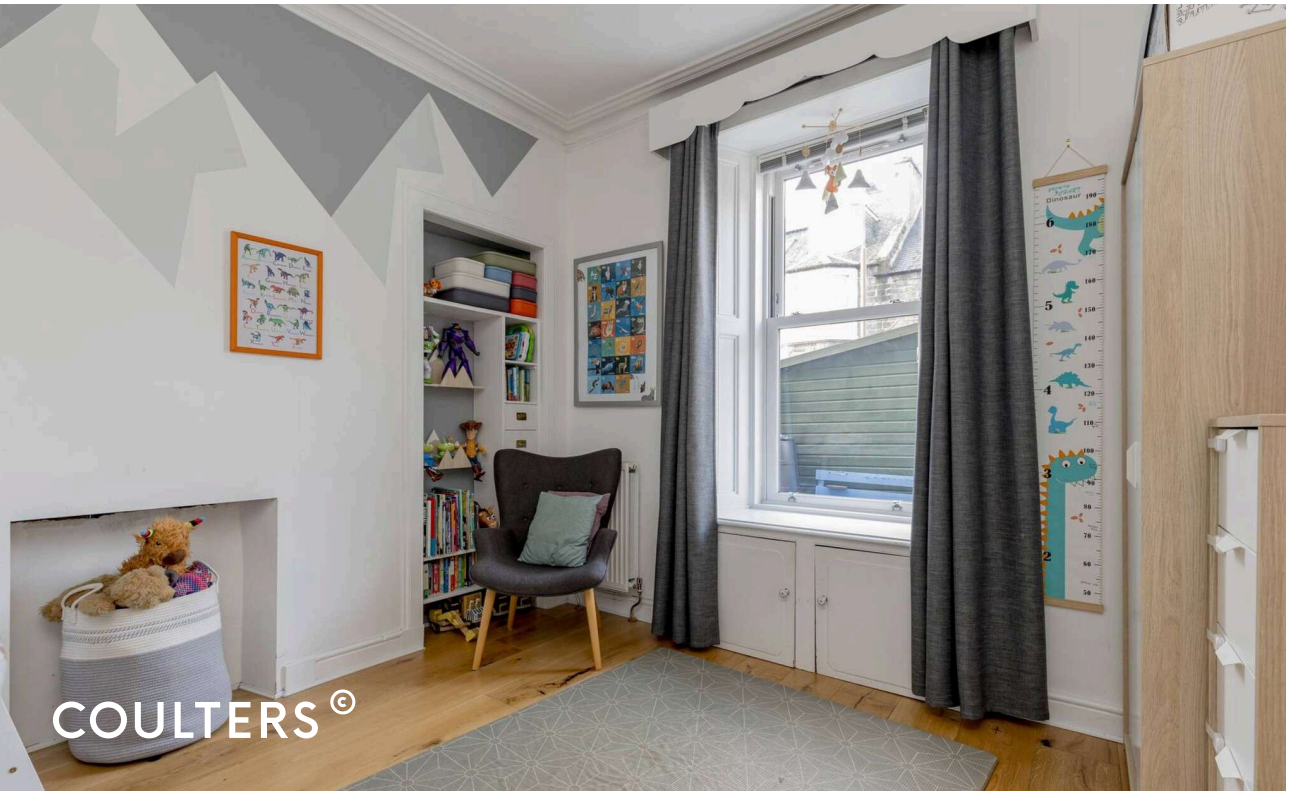


The home has an entrance vestibule, opening onto a welcoming hall with lovely herringbone pattern flooring. This leads to a bay-windowed sitting room which is a particularly appealing space, enjoying a west-facing outlook and excellent natural light. Decorative cornicing and wood panelling framing the windows add character, while engineered oak flooring runs underfoot. A log-burning stove provides an attractive focal point.

To the rear, the kitchen/dining room is fitted with wall and base-mounted cabinetry, contrasting worktops and slate flooring. Integrated appliances include a gas hob, electric oven, extractor hood, dishwasher and fridge/freezer, with ample space for a good-sized dining table and chairs.







CONTINUED...

There are two spacious double bedrooms, one to the front featuring a window seat with storage beneath, and the second overlooking the rear. A separate boxroom off the hallway has previously been used as a study, while two further cupboards provide useful storage, one housing the washing machine.

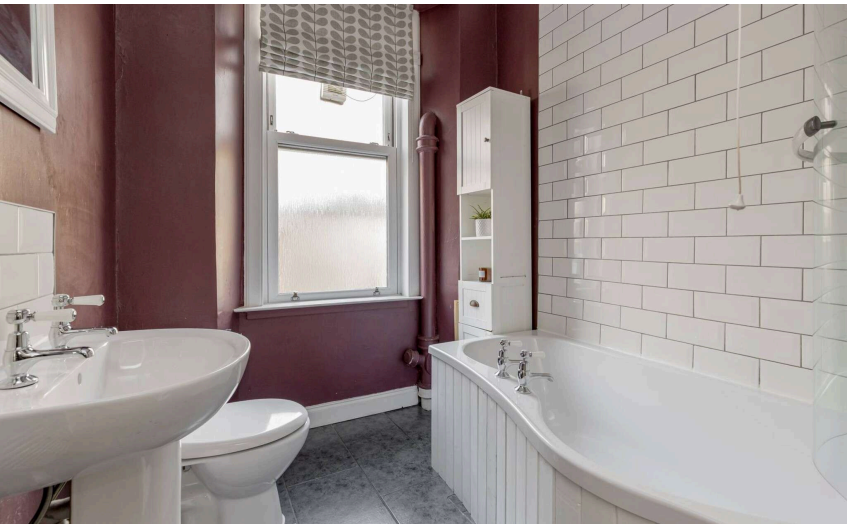
Gas central heating provides heating and hot water, whilst the property also benefits from fully double glazed windows.

Externally, the property benefits from a good-sized, west-facing private front garden, screened by hedging and raised fencing. Mainly laid to lawn and complemented by a variety of plants and shrubs, it provides a private space to enjoy the afternoon sun.

Unrestricted residents' on-street parking is available outside.

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THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams.

Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars.

Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk.

Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre, to Waverley train station and onwards to Edinburgh Airport.

EXTRAS

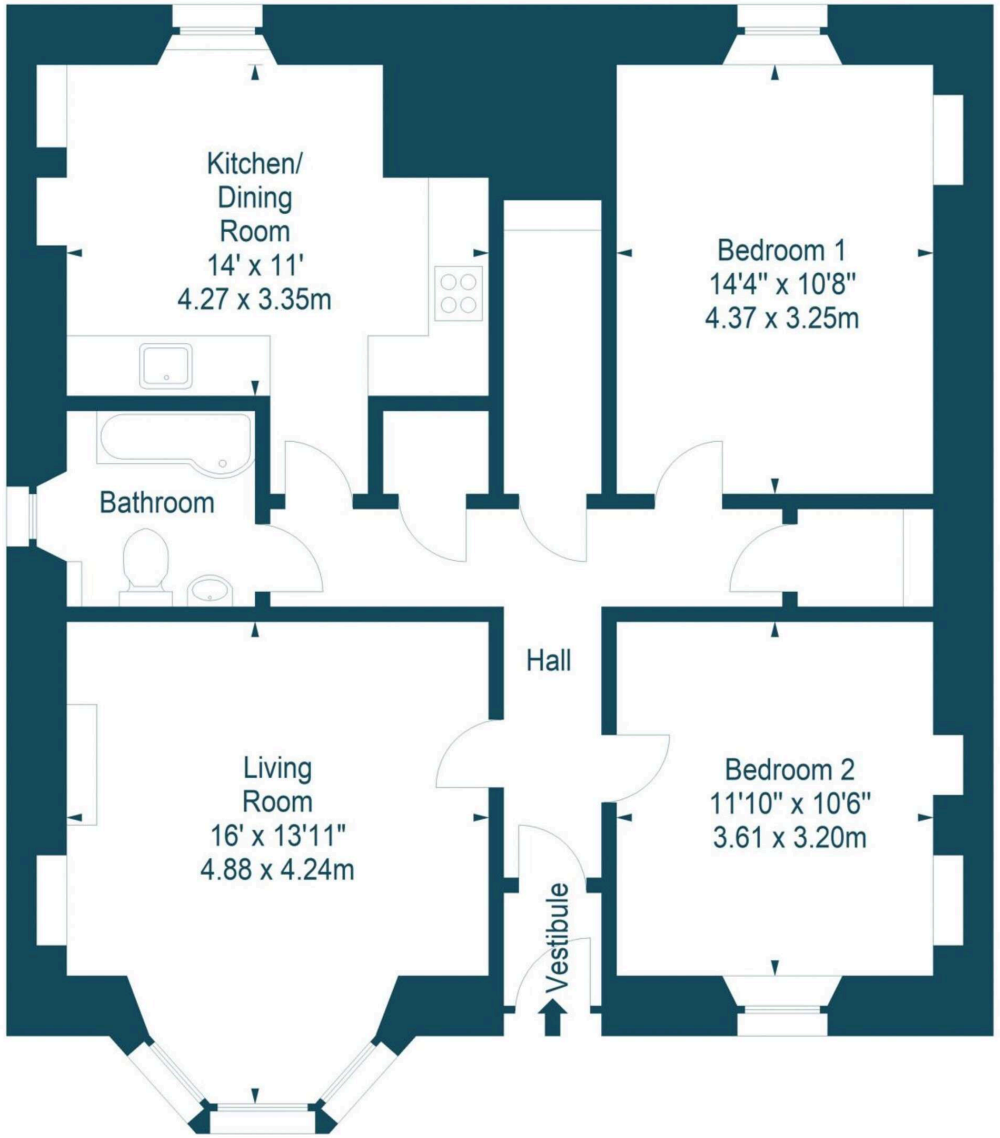
The wardrobes in double bedroom 1, garden shed, blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £375,000

Noble Place,
Edinburgh,
Midlothian, EH6 8AX

SquareFoot

Approx. Gross Internal Area
893 Sq Ft - 82.96 Sq M
For identification only. Not to scale.
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N

Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.