NEILSONS

Solicitors & Estate Agents



Offers Over

£170,000

7/4 Cadiz Street

Leith | Edinburgh | EH6 7BJ

A most appealing ground floor flat, located on a quiet residential street, within easy reach of the city centre and close to a fantastic variety of coffee shops, bars and eateries in the neighbouring Shore area of the city.

- 1 bedroom
- 1 public room
- 1 bathroom
- On-street permit parking
- Shared courtyard
- EPC rating – C
- Council tax band- B



Description

The property has been subject to some significant upgrades by the existing owner, including gas central heating (installed 2021), and would be a superb fit for first time buyers or those seeking an excellent buy-to-let investment.

The property is accessed via a well maintained communal hall and briefly comprises; entrance hallway with built-in storage and a useful utility cupboard, peaceful reception room with carpeted floor, contemporary décor, shelved press and views over the shared courtyard, well equipped modern kitchen complete with a range of white base and wall units, wood worktops and a variety of integrated appliances, good sized double bedroom with fitted mirrored wardrobes, and tiled family bathroom with stylish three piece white suite, under-sink storage and over-bath mains shower.





Extras

All white goods, integrated appliances, light fittings, curtain poles and fixed floor coverings will be included.

Gardens and Parking

There is a charming open courtyard to the rear of the building, which is well maintained and benefits from drying facilities and seating areas. On-street permit parking is available on Cadiz Street.

Viewing

By appointment through Neilsons (0131 625 2222).





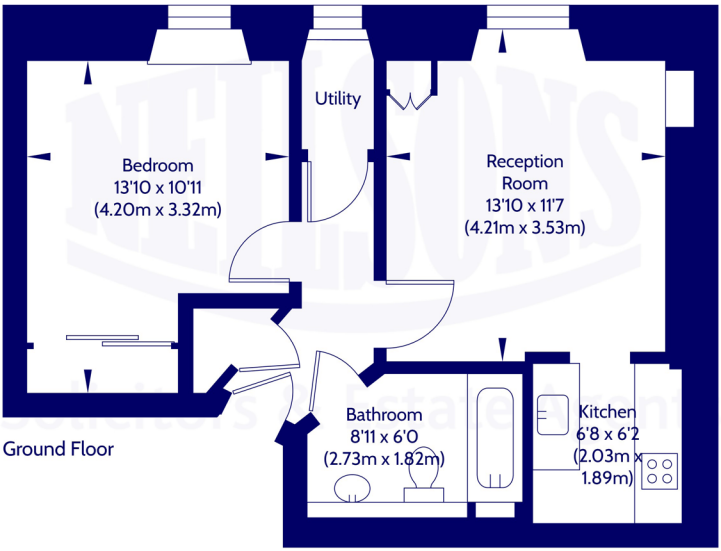




Location

Leith has quickly established itself as one of Edinburgh's most popular and sought-after neighbourhoods. Once a thriving port, the area has evolved into a lively cultural destination, hosting a variety of independent galleries, alongside cultural and food festivals throughout the year. Its eclectic mix of restaurants, delis, coffee shops and independent bars attracts both visitors and residents. Leith Walk connects the neighbourhood to Edinburgh city centre and offers an excellent selection of independent shops and businesses. Nearby Ocean Terminal provides additional retail options, as well as a large cinema, members' gym and a variety of restaurants. Leith benefits from excellent bus and tram connections, providing convenient and frequent links to the city centre and surrounding areas. A number of attractive green spaces, including Leith Links, Holyrood Park and Arthur's Seat, are all easily accessible. Edinburgh city centre, St James Quarter and Waverley Train Station are also within comfortable easy travelling distance.

Approx. Gross Internal Floor Area 44 Sq M / 468 Sq Ft.



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.

NEILSONS

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