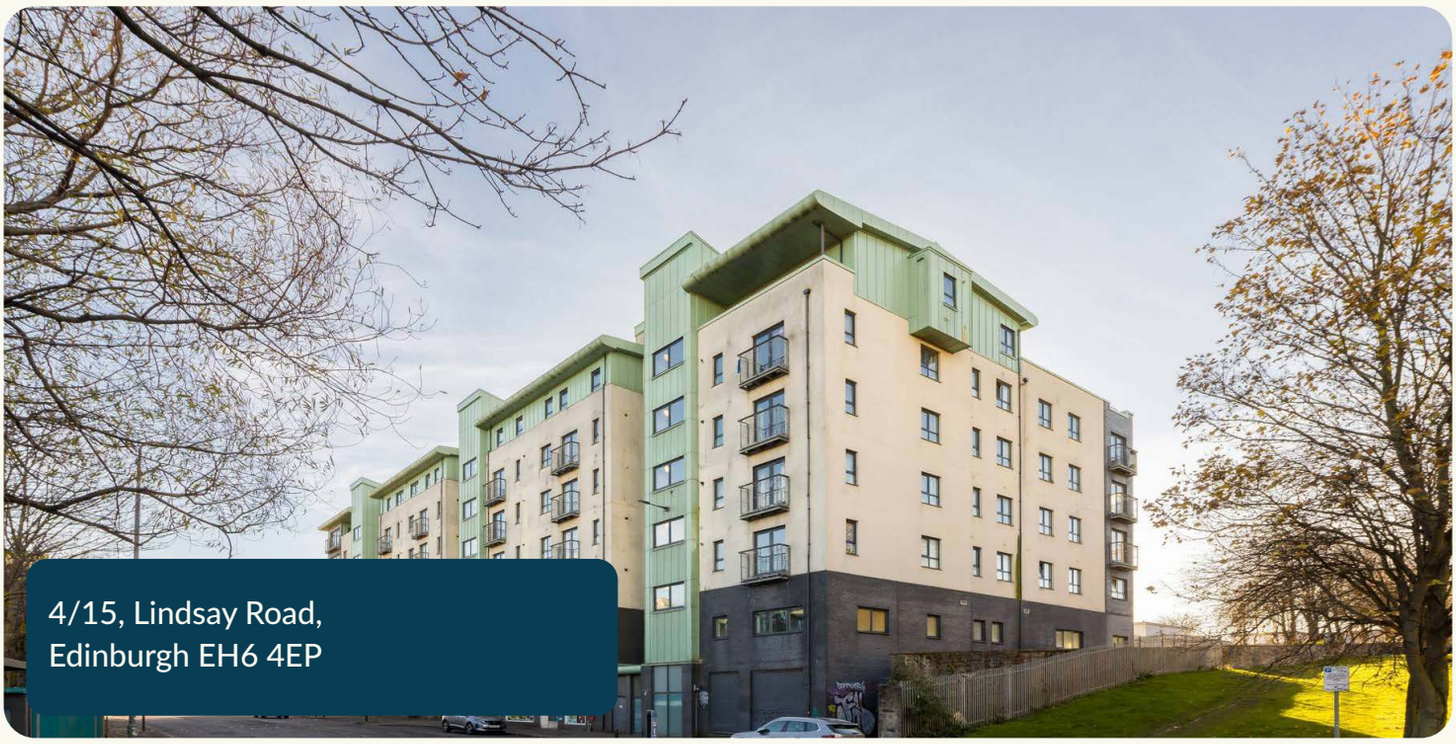


4/15, Lindsay Road,
Edinburgh EH6 4EP







*An impressive and spacious third-floor apartment enjoying beautiful views across the Firth of Forth, with a private balcony, secure underground parking and lift access*

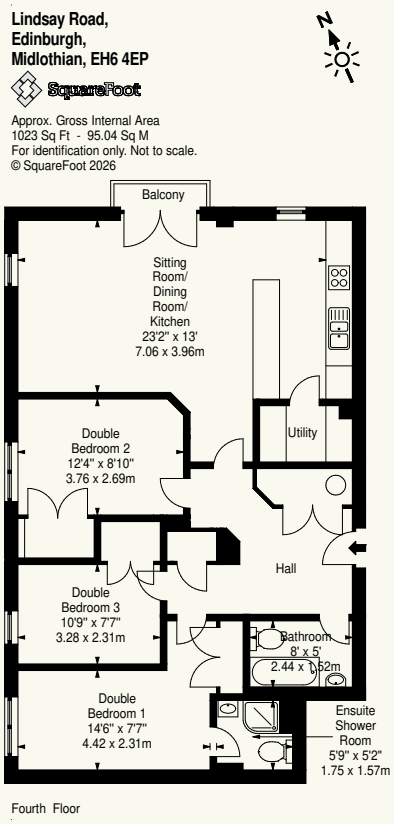
3 Bed | 2 Bath | 1 Reception

Situated within an established modern development in the sought-after area of Leith, this beautifully presented property offers generous, well-proportioned accommodation in an excellent location. The fashionable Shore district, with its excellent selection of restaurants, cafés and bars, is nearby. The property is also well placed for a range of local schools and benefits from convenient tram connections at Ocean Terminal and Newhaven. A welcoming entrance hall provides excellent storage and leads to a bright, dual-aspect sitting and dining room, opening onto a private balcony with delightful views across the Firth of Forth. The living area flows into a fully fitted open-plan kitchen with a separate utility room. The principal double bedroom features fitted wardrobes and a stylish en-suite shower room. Two further bedrooms, both with built-in storage, offer flexible accommodation, complemented by a family bathroom with a white suite. The factors for the development are Newton Property and the monthly cost is approximately £194, which includes stair cleaning and buildings insurance. The property has recently been let at a monthly rental figure of £1,750.

## Features

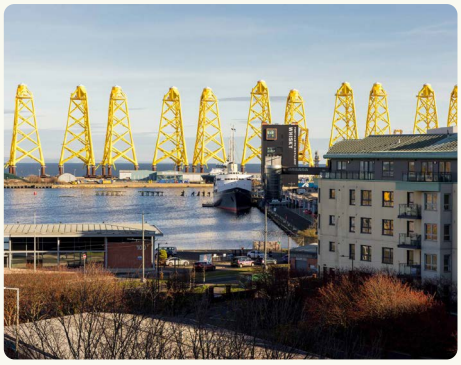
- Lift
- Welcoming hall
- Sitting room/dining room with balcony
- Open plan fully fitted kitchen
- Utility room
- Principal bedroom with en-suite
- Two further bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Secure underground parking
- EPC Rating B

## Offers Over £250,000







Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including three Michelin starred restaurants), galleries, bars and bistros, all within walking distance. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. In addition, the Ocean Terminal Shopping Mall plays host to a multi screen cinema, a 24 hour gym and several popular eateries. There is a 24 hour Asda at nearby Newhaven, where there is also a pretty little harbour and a David Lloyd Leisure Centre. There are also various local access points to the city's cycle path network and the Water of Leith walkway. There is excellent schooling nearby with the local schools Trinity Primary School and Trinity Academy within easy reach. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city. The Newhaven tram stop on Lindsay Road offers direct, quick and easy access to Edinburgh Airport.

**FOR VIEWING:**

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed 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. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.