

ELP Arbuthnott McClanachan
solicitors & estate agents

52/4 IONA STREET

Leith Walk, Edinburgh, EH6 8SW

Attractive and stylish

Two-bedroom, first floor flat

Ideally positioned in the vibrant and ever-popular Leith area, close to the fantastic range of independent shops, cafés, restaurants and amenities along Leith Walk, including the tram route, this attractive two-bedroom first floor flat is presented to an excellent standard and offers stylish, comfortable accommodation in true walk-in condition. Beautifully finished throughout, the property features quality Amtico flooring and a lovely contemporary colour palette, creating a warm and welcoming home ready to move into. Accessed via a communal entrance stair with secure entry phone system, the accommodation comprises a welcoming hallway, leading through to a bright and inviting lounge featuring twin windows, an attractive Edinburgh Press and a useful storage cupboard housing the boiler. The lovely sunny kitchen is fitted with a range of modern units, complemented by attractive tiling and a selection of appliances, providing a practical yet stylish space for everyday living. There are two well-proportioned double bedrooms, both offering comfortable accommodation, and one benefitting from an Edinburgh Press, while the contemporary shower room is fitted with a spacious walk-in shower featuring a rainfall shower, vanity unit and useful mirrored cabinet. A window provides natural light and ventilation. Externally, residents can enjoy access to a shared rear garden, while on-street permit parking is available to the front of the property. An excellent opportunity to acquire a beautifully presented, ready-to-move-into home in a sought-after Leith location, perfectly placed to enjoy the vibrant atmosphere and excellent amenities of Leith.

Key Features

Communal entrance
Hallway
Lounge
Kitchen
Two double bedrooms
Shower room
Double glazing
Gas central heating
Communal garden
Permit parking









Leith Walk

Leith is a popular, established and independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a vibrant atmosphere. In addition, Leith has its own amenities with several doctor surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area, as well as Leith Walk with its array of shops, cafes and restaurants. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route, or the tram which offers a fantastic service from Newhaven, through Leith, the city centre and as far as Edinburgh Airport. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.

Extras

All fitted floor coverings, blinds, light fittings, oven, hob and extractor hood are included in the sale (no warranties given). The fridge freezer, washing machine can be made available by separate negotiation. The light shades are not included in the sale.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

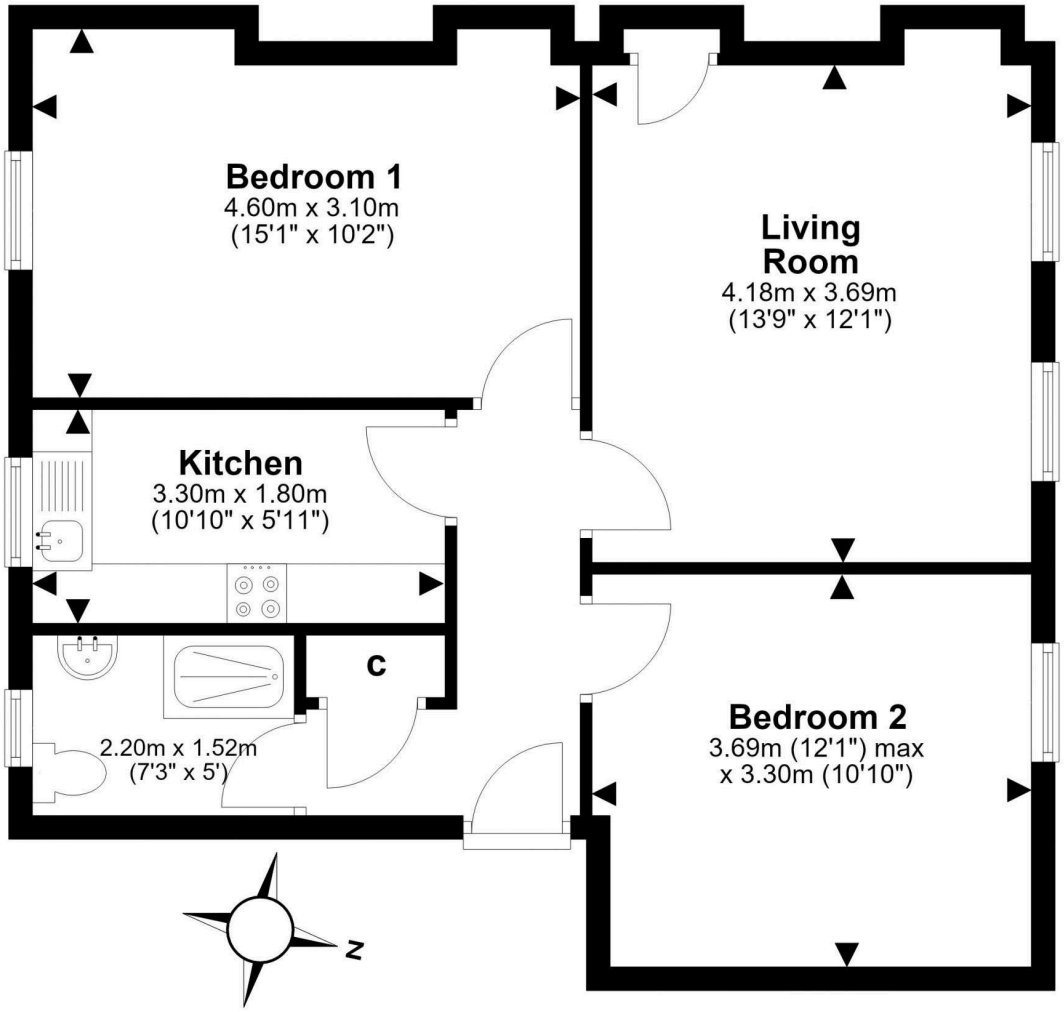
£250,000

EPC Rating

C

Tenure

Freehold







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.

Estate Agency ◆ Wills & Powers of Attorney ◆ Executry Estates
Employement Law ◆ Commercial Leases ◆ Dispute Resolution & Litigation

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