Leith

20 Bangor Road
EH6 5RT

1 | 5 | C EPC Rating

Terraced Townhouse

OFFERS OVER £325,000

- Entrance hall
- Living room
- Kitchen/dining room
- 5 bedrooms
- Bathroom
- Separate shower room

- Driveway
- Gas central heating
- Double glazing
- Excellent family accommodation
- Private front and rear gardens

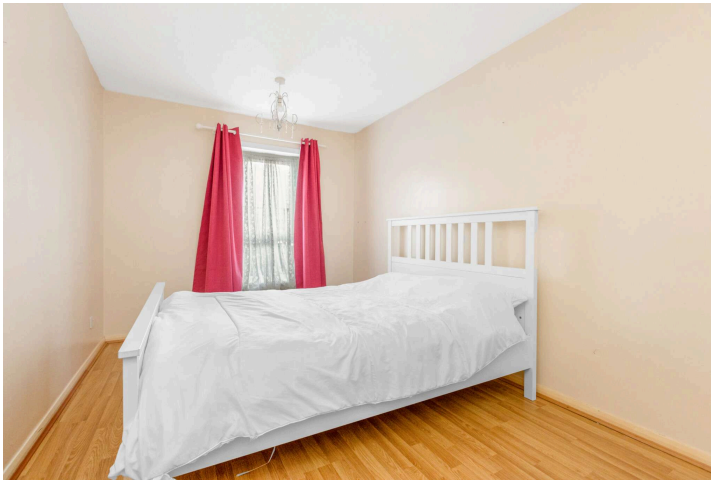
Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321

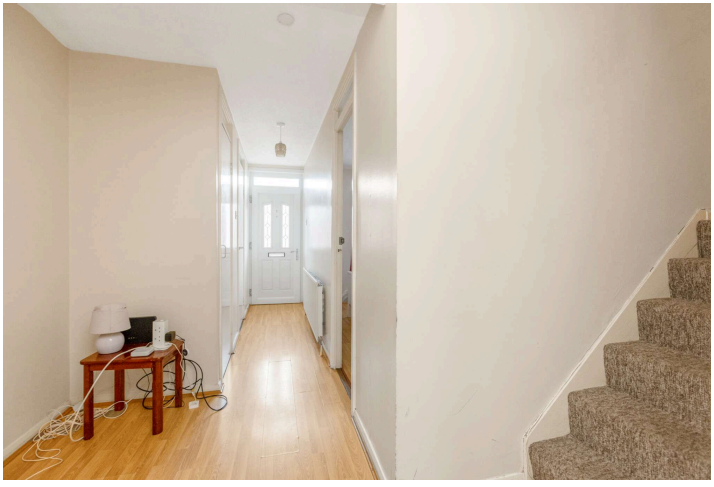












This terraced townhouse offers great family accommodation set over three floors with off street parking and a private garden.

The property is ideally situated to take advantage of the many popular local attractions Leith, and the Shore area has to offer including many popular bars, cafés, shopping and restaurants. The Ocean Terminal shopping centre is also within easy reach offering a variety of high street shops, multi-screen cinema and 24-hour gym. There is a regular bus service available to the City Centre and surrounding areas as well as quick and easy access to the North Edinburgh cycle path network and the Water of Leith.

The property opens to an entrance hall that provides access to bedroom one which is situated to the front of the property, as well as a shower room which is fitted with a mains-powered shower, WC, and wash hand basin. Also, on the ground floor and to the rear is the kitchen/dining room offering ample space for dining purposes, with base and wall units, an integrated oven and four-burner gas hob, along with space for freestanding appliances. The kitchen also provides access to the private rear garden. On the first floor there are two storage cupboards, bathroom which features a bath with overhead shower, WC and wash hand basin. The living room overlooks the rear garden and features a gas fire. And a good sized second bedroom is to the front on this floor. Three further bedrooms complete the accommodation on the second floor, with a Velux window in the rear-facing bedroom. The boiler is housed in a cupboard on the second-floor landing, which also provides access to the loft.

Additional benefits include gas central heating, double glazing, driveway, and private rear garden.

Note - There is a fee to Manor Estates for landscaping of open spaces at approx. £85 per year for (2026 - 2027)

EXTRAS

To include all white goods all carpets, curtains and fittings and garden shed (no warranties to be given). Please note that the two rose bushes in the front garden will be removed before the sale concludes.

OFFERS

Offers Over £325,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.



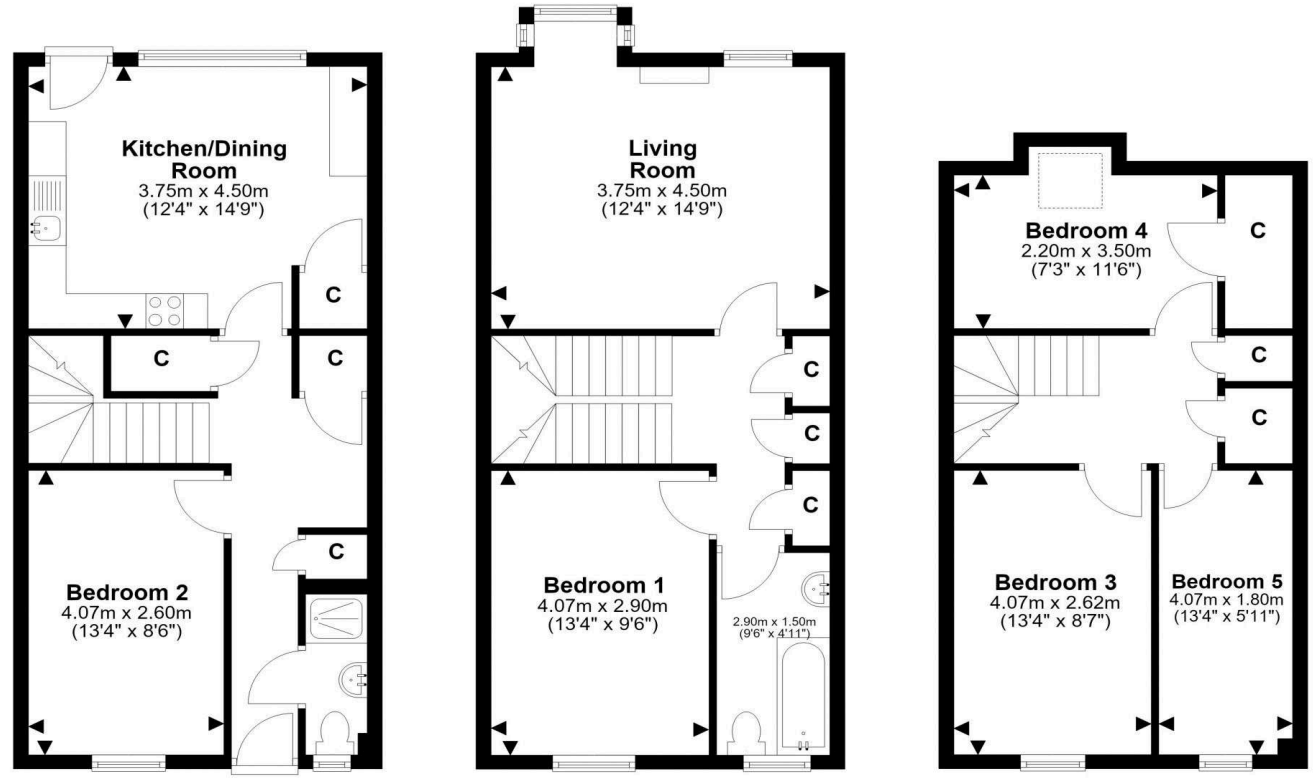












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.

BEVERIDGE & KELLAS SOLICITORS

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