

Solicitors & Estate Agents

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■ MACRAE
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LEITH

31 (2f2) PRINCE REGENT STREET, EDINBURGH, EH6 4AR



- Bright Top Floor Flat
- Ideal First Time Buy/Letting Investment
- Excellent Amenities Close By
- Hall
- Lounge
- Kitchen/Breakfastroom
- Double Bedroom
- Shower Room
- Separate Wc
- Gas Central Heating
- Double Glazing
- Entry Phone
- Shared Garden/Drying Green



OFFERS OVER £85,000

The property for sale is a bright top floor flat set in a traditional tenement within a block of 5. Situated in the ever growing and popular area of Leith, close to the bohemian Shore district and approximately 2 miles from the City Centre. The property benefits from double glazing and gas central heating. Now requiring modernisation and upgrading this property is ideal for a first time buyer/or letting investment.

Leith, east of Edinburgh's City Centre offers a wide range of local amenities and is well renowned for the Ocean Terminal Shopping Centre, which includes a multi-complex cinema, bars and restaurants as well as many high street stores all within walking distance. There is also a new 24-hour Asda within walking distance and Morrisons Supermarket on Ferry Road is only a short drive away. Leisure facilities in the area include the new David Lloyd gym at Newhaven Harbor, again within walking distance. The property also has access to a number of pubs and restaurants and as mentioned above the vibrant Shore area of Edinburgh is close by. Regular bus services run to the City Centre and beyond and the City Bypass is also easily accessible.

The property is entered via a well maintained communal stair through a secure entry phone system (Buzzer - M Graham).

Hall

Entrance hall with fitted carpet. Entry phone handset. Radiator. Telephone socket. High level access to meters and fuses. Access to all rooms.

Lounge

(13'6 x 11')

Good sized bright room with window to the front. Shelved cupboard. Gas fire with surround. Fitted carpet and radiator. Venetian blind and curtains. Glass door offering extra light to the hall. Door to bedroom.

Bedroom

(11'4 x 6'8)

Double bedroom with window to the front. Fitted carpet and radiator. Venetian blind.

Kitchen/Breakfastroom

(11'9 x 10'8)

Good sized kitchen/breakfastroom with window to the rear. Wall and base units with complementary worktops. Stainless steel sink with drainer and

splashback tiling. Fridge/freezer, electric oven and hob are included in the sale. Corner storage cupboards. Carpet. Venetian blind. Gas fire and radiator. View to shared gardens.



Shower Room

Shower cubicle with mains shower (mira) and wash hand basin with splashback tiling. Extractor fan. Carpet.

WC

Separate WC with wash had basin. Extractor fan. Carpet. Cupboard housing gas meter.

Outside

To the rear of the property there is a large communal garden/drying green. On street parking.

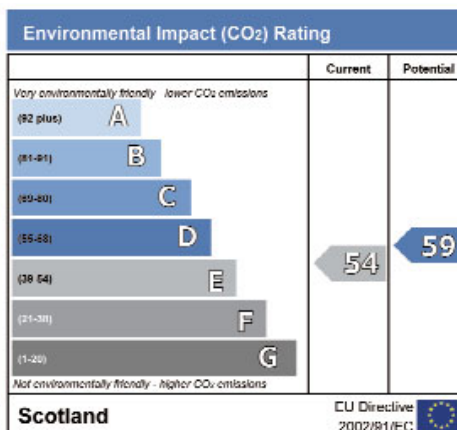
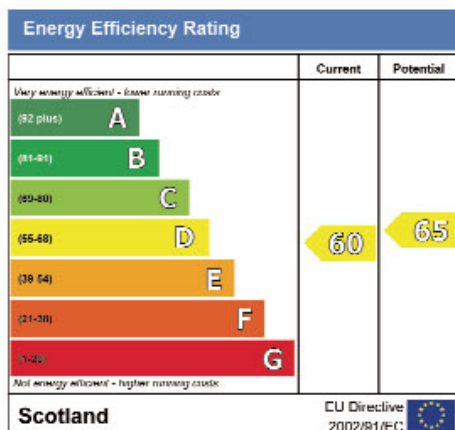
Council Tax

Band B. Verification of Council Tax banding can be obtained from The City of Edinburgh Council or the Scottish Assessors Association website www.saa.gov.uk.

Viewing

By appointment please contact the selling agents on 0131 225 5985 or sara@macraeflett.com.

Please note that no warranties will be given to purchasers with regard to the condition of any appliances included in the sale and therefore any intending purchasers will require to satisfy themselves in these matters.



Thinking of selling?

Contact us for an estimate - mail@macraeflett.com or 0131 225 5985.

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These particulars do not form part of an offer or contract. All statements contained herein are believed to be correct, but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy. In the event of a closing date being declared the seller/sellers shall not be bound to accept the highest offer or any offer.

