



**lindsays**

**36 Prospect Bank Place**  
Leith Links, EH6 7PX

*"A spacious maindoor lower villa which benefits from private gardens to the front and rear"*

- Entrance vestibule
- Welcoming hall
- Spacious sitting room
- Kitchen with door to the rear garden
- Three double bedrooms
- Modern wet room
- Double glazing
- Electric heating
- Private gardens to the front & rear
- Unrestricted on street parking

EPC Rating D

**FIXED PRICE £280,000**

**£10,000 BELOW HOME REPORT VALUATION**





## Description

A spacious maindoor lower villa which boasts a fully enclosed south-west facing rear garden, situated in a quiet street in the sought after area of Leith Links. This delightful property offers a lovely home with low maintenance gardens to the front and rear, and unrestricted on street parking. In brief the accommodation comprises; entrance vestibule, welcoming hall with storage cupboard, spacious sitting room with picture window to the front, fully fitted kitchen with storage cupboard and door providing access to the rear garden, three double bedrooms all with built in wardrobes, and modern wet room. The washing machine and fridge freezer are both included in the sale.

## Area

The delightful open parkland of Leith Links lies approximately three miles east of Edinburgh's Princes Street. Whilst the sights and sounds of the city centre are readily accessible via excellent public transport services, a wide selection of local shops and amenities, including a Tesco supermarket (at Leith Walk), as well as nurseries and good schools for all ages are within a short walk from the property. The trendy quayside bars and restaurants of The Shore (including three Michelin starred restaurants), as well as The Royal Yacht Britannia, a shopping mall with popular eateries, a gym and a multiscreen cinema complex at Ocean Terminal are all within easy reach. The property is ideally placed for access to Portobello, the A1, and the central motorway network via the city by-pass. The new tram stop at The Shore provides quick and easy direct access to Edinburgh International Airport.

## Viewing

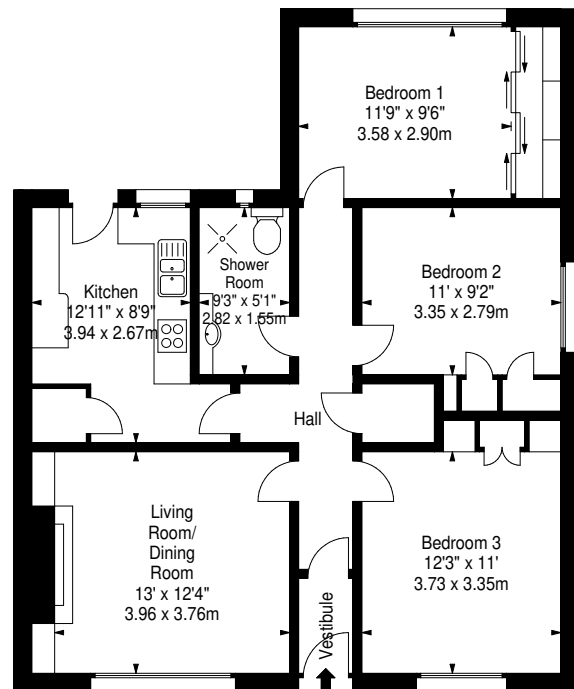
By appointment contact Lindsays on 0131 229 4040



Prospect Bank Place,  
Edinburgh, EH6 7PX



Approx. Gross Internal Area  
898 Sq Ft - 83.42 Sq M  
For identification only. Not to scale.  
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Ground Floor

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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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.