



lindsays

3, 1F2 Bernard Street,
Leith, Edinburgh, EH6 6PW

"A spacious four bedroom flat in the heart of Leith. The property extends to approximately 1350 square feet and occupies the first floor of a traditional tenement building"

- Spacious first floor flat
- Close to The Shore in Leith
- Excellent transport links to city centre
- Twin-windowed sitting and dining room
- Well-equipped modern kitchen
- Four bedrooms
- Contemporary shower room
- Gas central heating

EPC Rate C

OFFERS OVER £335,000



Description

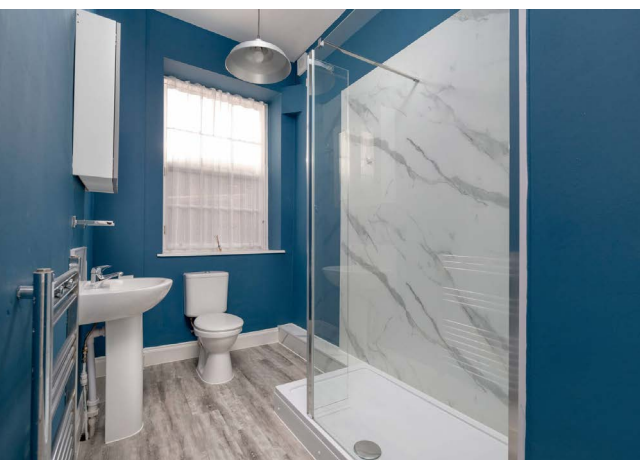
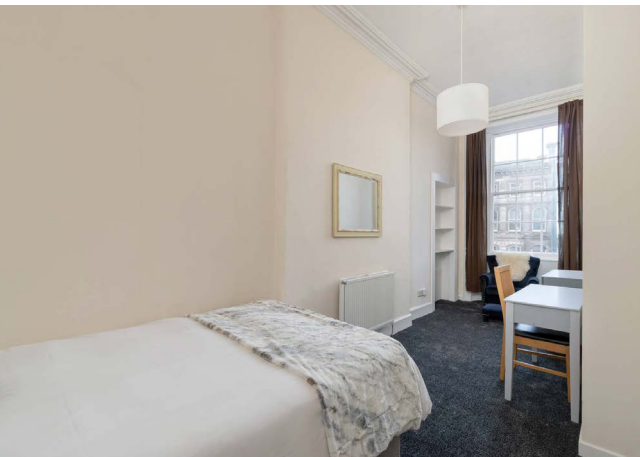
A spacious four bedroom flat in the heart of Leith. The property extends to approximately 1350 square feet and occupies the first floor of a traditional tenement building. The flat is ideally positioned for access to The Shore and its many amenities, as well as being close to a tram stop for easy access to the city centre. The accommodation is accessed via a secure entry-phone system into a communal hall and stair. Of particular note is the impressive oval shaped sitting and dining room with its twin windows offering an attractive open outlook. The modern kitchen is well-equipped with fridge/freezer, washing machine, electric oven and gas hob included. Two of the four bedrooms are particularly spacious with the smaller two still being large enough to accommodate double beds. The contemporary shower room completes the accommodation. The property would be ideal as a letting investment as it has an HMO licence but is equally suited to an owner occupier. The property is sold as seen with all of the curtains, light fittings, floor coverings, appliances and furniture included in the sale price.

Area

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 number of High Street names, as well as 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. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city. The new tram stop at Balfour Road offers direct, quick and easy access to Edinburgh Airport.

Viewing

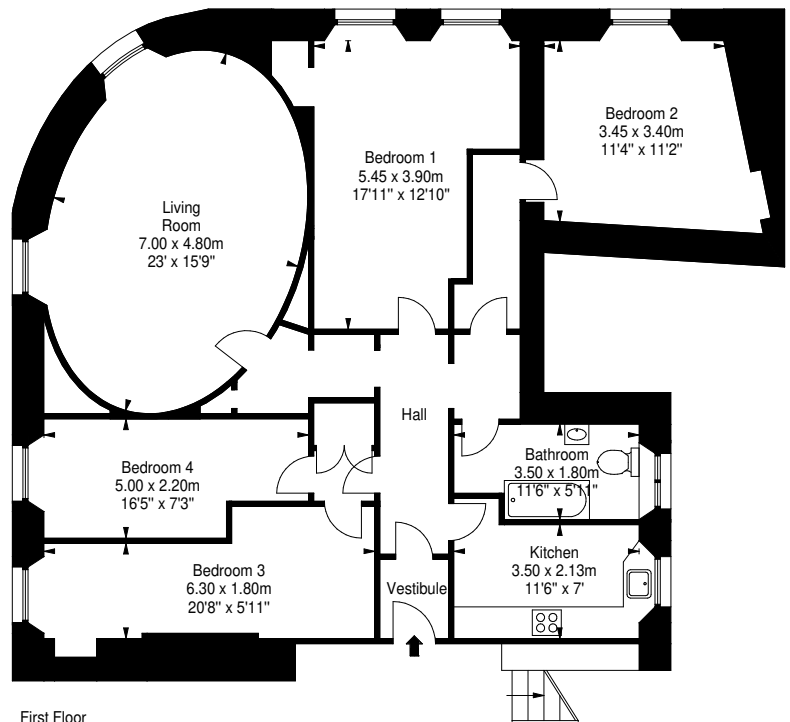
by appointment contact Lindsay's



Bernard Street,
Edinburgh,
Midlothian, EH6 6PW



Approx. Gross Internal Area
125.42 Sq M - 1350 Sq Ft
For identification only. Not to scale.
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T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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.