



NEILSONS

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Offers Over £155,000



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- ✔ Full Estate Agency Service
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The Property

This beautifully presented second floor flat, with one spacious double bedroom and useful boxroom/study, is well placed in the popular Leith district close to good amenities and commuter links. The property is an ideal home for a young professional or as a buy to let investment with benefits including charming original flooring, gas central heating, and double glazing.

walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park and Arthur's Seat. The cosmopolitan Shore area of Leith is within close proximity and offers a superb array of bars and world class restaurants. The Omni Centre and Ocean Terminal are close by, both housing many high street stores, a multi-screen cinema and gym.

The accommodation comprises; secure entry system, welcoming hallway with WC off, impressive lounge with boxroom/study off, open plan to fantastic kitchen with integrated appliances, generously proportioned double bedroom with utility cupboard off, and attractive en-suite bathroom with electric shower over bath.

EPC Band - C

Extras

All fitted floor coverings, curtains, and blinds will be included in the sale together with the integrated hob/oven, integrated fridge freezer, and washing machine.

Gardens & parking

There is an extensive communal garden located to the rear and ample on-street parking can be found to the front and surrounding area.

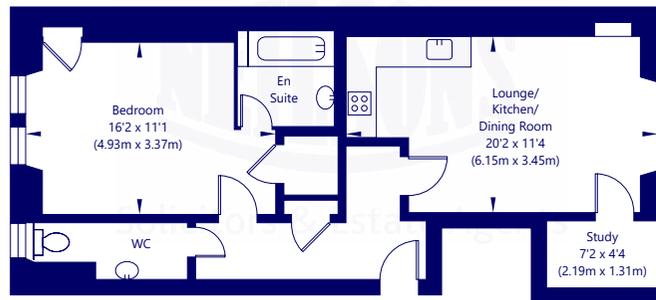
Viewing

Please contact selling agents for further details.

Location

The property is located within the Leith district which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capital's renowned restaurants, bars, art galleries and attractions are within comfortable

Second Floor
Approx. Gross Internal Area of Main Residence
55.06 Sq M / 593 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.