



41 Clarebank Crescent,  
Edinburgh  
EH6 7NL





Home Report  
Value: £410,000



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Clarebank Crescent  
Leith Links







## description

Immaculate, lower villa flat, in a quiet residential location, just a short walk from Leith Links. This beautifully presented home is a perfect blend of traditional accommodation and modern fittings combining to create a wonderful home. The accommodation comprises entrance vestibule and reception hall with period door stop, dado rail and large walk in storage cupboard and varnished flooring, bay windowed sitting room with varnished floorboards, wood burning stove, decorative cornice and shelved press, recently refurbished kitchen / dining room with window overlooking the rear garden, a useful utility room with door to the rear garden, master bedroom with wardrobes, second double bedroom or home office and stylish shower room with white suite, Metro tiling and walk in shower cubicle. Overall, this is a superb home which must be viewed to be fully appreciated.



## accommodation

- Entrance vestibule & reception hall
- Bay windowed sitting room
- Kitchen / dining room
- Utility room
- Two double bedrooms
- Bathroom



## additional information

- Items to be included in the price:

Fitted floor coverings, ceiling light fittings, blinds, cooker, dishwasher, fridge/freezer and washing machine.

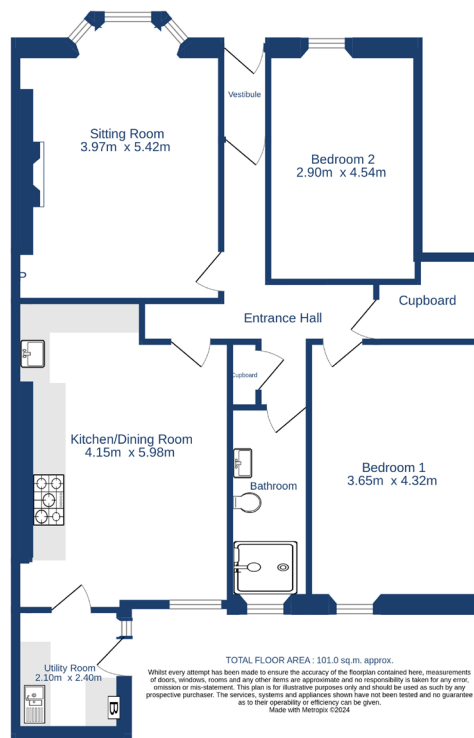








Ground Floor  
101.0 sq.m. approx.



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