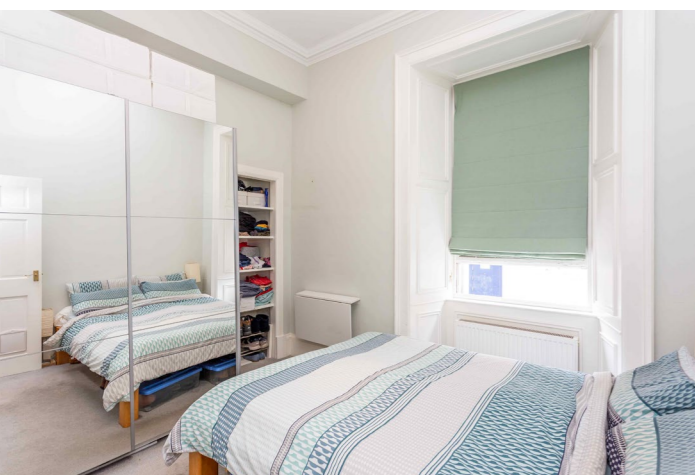




12/3 Leith Walk
Edinburgh
EH6 5AA



Ground Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room / fitted kitchen
- Double bedroom
- Shower room

features

- Shared garden
- Gas central heating
- Security entry phone
- Original sash & case windows
- Excellent first time buyer flat

description

Fabulous, ground floor flat in a beautiful Georgian building located at the bottom of Leith Walk, ideally located for the tram stops to the Airport, as well as to the City Centre. The accommodation comprises an internal hallway, an impressive open plan sitting room / dining room / fitted kitchen with dual aspect to the front and side of the building with feature fireplace and decorative cornice. There is a good sized double bedroom to the side with press cupboard and mirror wardrobes and a shower room with double shower cubicle with thermostatic shower fitting completes the accommodation. Overall this is an excellent first time buyer or buy to let opportunity which must be viewed to be fully appreciated.



EPC:
D



Home Report
Value: £210,000

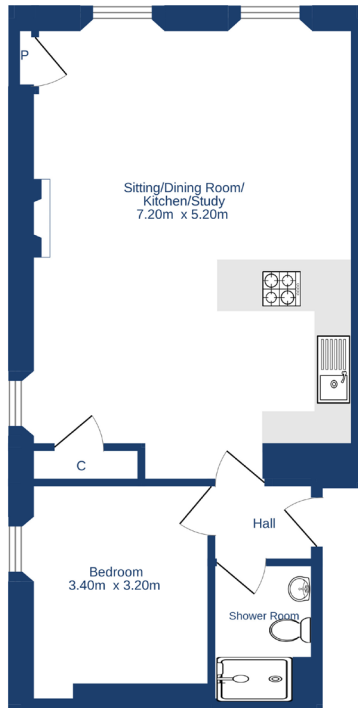
Items to be included:

Fitted flooring, blinds, ceiling light fittings and kitchen appliances.





Ground Floor
53.1 sq.m. approx.



TOTAL FLOOR AREA: 53.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Meropole C2025



espc



CHARTERED FIRM

cameron stephen & co.

14 constitution street,

edinburgh eh6 7bt

tel: 0131 555 1234

property@cameronstephen.co.uk

www.cameronstephen.co.uk