



cameron stephen

& co.



243/8 Leith Walk
Edinburgh
EH6 8NY



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3rd Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Double bedroom
- Single bedroom / home office
- Bathroom

features

- Sanded floors
- Modern decor
- Industrial style shelving
- Feature mantel shelf
- Feature cast iron radiators
- Gas central heating
- Secondary glazing
- Secure entry system

description

Fabulous, third floor flat in a traditional Edinburgh tenement in the heart of the vibrant Leith Walk. Ideally located for the Balfour Street Tram stop (40 mins to Airport) as well as the boutique shops, cafes, bars and restaurants on Leith Walk itself. The accommodation comprises entrance hall with sanded floor, twin a windowed sittingroom with feature sanded floor, mantel shelf and industrial style shelving, fitted kitchen with oven, hob, extractor and fridge, spacious double bedroom with feature exposed brick and stone wall and sliding door to bedroom 2 / home office. There is also a shower room with modern Metro tiling, white suite with feature matte black fixtures and a utility cupboard housing the washing machine. Overall, the property has been meticulously modernised by the current owner with exceptional attention to detail, combining traditional features with modern convenience. The property is an exceptional first time buyer flat in first class order throughout, which must be viewed to be fully appreciated.



EPC:
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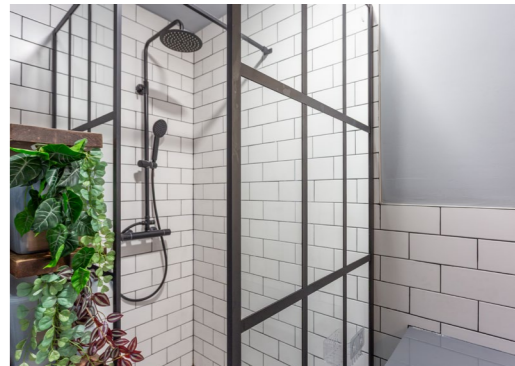
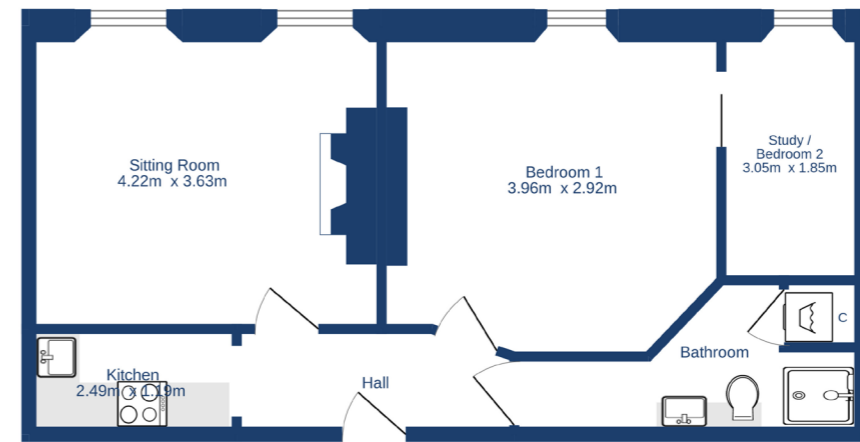
Home Report
Value: £185,000

Items to be included in the sale price:

Ceiling light fittings, kitchen appliances, blinds, shelving units, washing machine and small freezer in the bathroom cupboard.



Third Floor
47.2 sq.m. approx.



TOTAL FLOOR AREA: 47.2 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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