

COULTERS[©]



168/3 LEITH WALK

LEITH WALK, EDINBURGH, EH6 5EA

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This generously proportioned second floor apartment is within a traditional tenement building in the vibrant Leith area.

The property comprises of a spacious living room with dual aspect, feature gas fireplace, kitchen with large dining space, pantry, selection of floor and wall mounted white modern style units, integrated oven and 4 gas ring hob.

KEY FEATURES



Generously proportioned tenement flat.



Two bright double bedrooms.



Close to Leith Links and Water of Leith walkway.



On street permit parking.



Within a short walk of The Shore.



Excellent local amenities within walking distance.





The property offers two bright double bedrooms one with a southerly aspect and Edinburgh press. A newly renovated modern shower room with WC completes the property's accommodation.

The flat further benefits from double glazing, gas central heating supplied by new boiler, secure door entry system, walking distance to a local primary and high school and a tram stop very close by which provides a link to the city centre and onto Edinburgh Airport.





THE LOCAL AREA

Edinburgh's historic area of Leith Walk is consistently voted one of the world's most bustling neighbourhoods. Leith, The Shore and Newhaven offer a wide selection of popular bars, fashionable restaurants, and stylish cafes plus there are excellent shopping facilities provided by Tesco superstores.

Leith Links provides a wonderful open green space with tennis courts and there's also a Lothian Leisure - Leith Victoria Gym and swimming pool within walking distance. A weekly farmers market is held on Dock Place with street food, local produce, and handmade crafts.

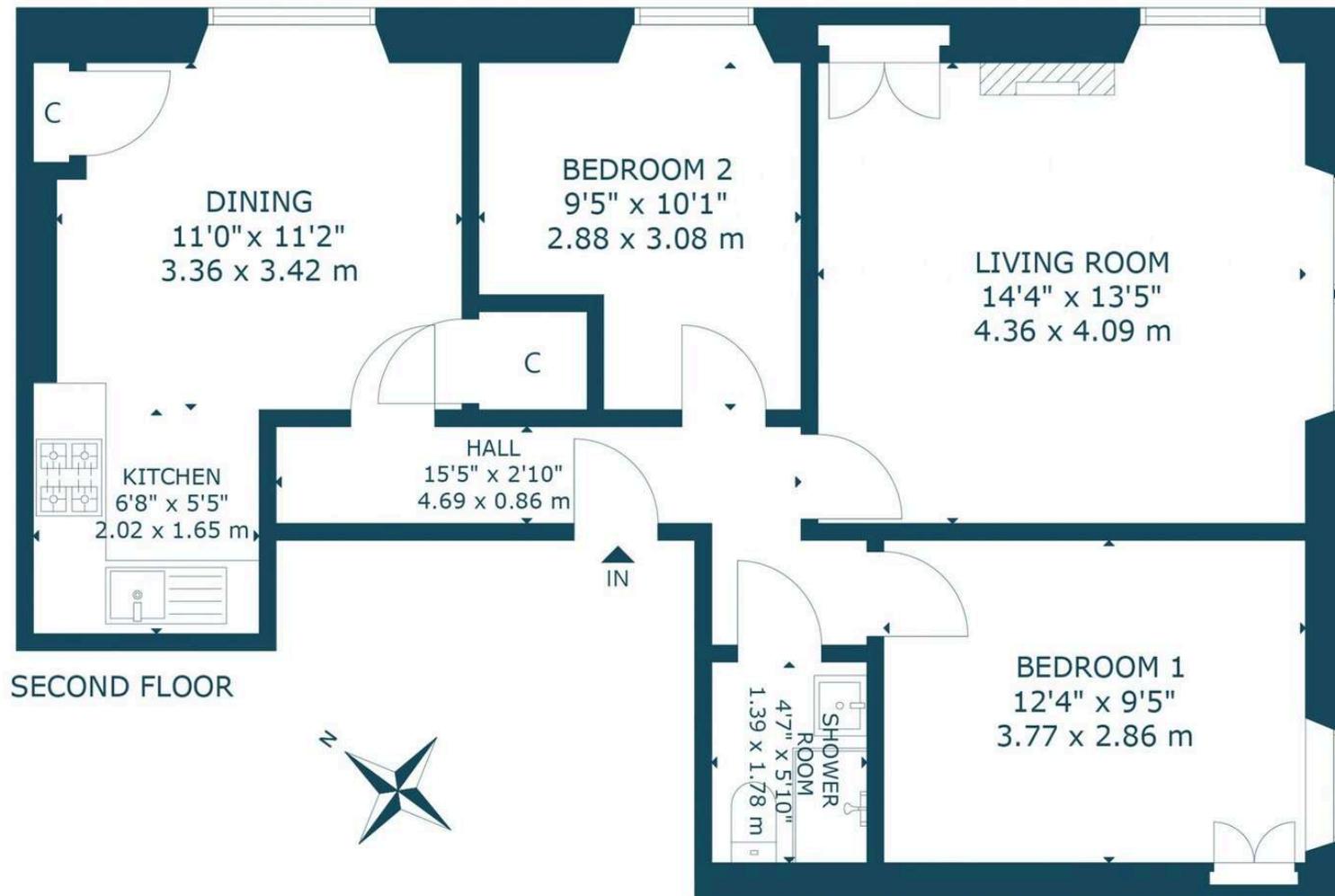
Excellent transport links mean that regular buses and trams take you into the City Centre and onto Edinburgh International Airport.

EXTRAS

Everything as shown is included within the sale price.







SECOND FLOOR



168-3 LEITH WALK, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 670 SQ FT / 65 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.