



**12 Trafalgar Street, Leith,
Edinburgh, EH6 4DG**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

TWO-BEDROOM, MAIN DOOR FLAT



An attractive, two bedroom, main door property located within this popular area. There is a large sitting room which has an open plan, well equipped kitchen area to the rear. An inner hall with storage provides access to the remainder of the rooms which comprise of two double bedrooms peacefully positioned to the rear and a shower room together with a separate WC. There is also access to a shared drying area through the main communal stair. The property is nicely located with Leith's fashionable and very popular waterfront district easily accessible. The local area is well served by shops and amenities of all kinds with its eclectic mix of cafes, wine bars and award-winning restaurants. The Scottish Government buildings are easily accessible and there are regular bus services to the city centre. The tram line is an approximate 15 minute walk to the nearest stop, providing direct connection to the airport.

Inner Hall

Sitting room open plan to kitchen

Two double bedrooms

Shower room with white suite and electric shower

WC

Gas Central heating (new boiler installed 2023)

Double glazing

Access to a shared drying area through the main communal stair

On-street parking





LEITH

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All new fitted carpets and floor coverings (except the sitting room), curtains, light fittings, electric oven, electric hob and cooker hood are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£175,000

EPC Rating

C



TOTAL FLOOR AREA : 56.0 sq.m. (603 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executory Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation

espc

89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.