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Flat 11, 15 Yardheads

Leith, Edinburgh, EH6 6BU



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Set within a charming warehouse conversion with a shared courtyard garden, this bright and spacious third/top-floor flat offers tastefully decorated interiors comprising an airy entrance hall with excellent storage, a reception room with access to a breakfasting kitchen, two double bedrooms, and a bathroom. This quiet parkside location, with controlled on-street parking, lies within strolling distance of outstanding amenities, including The Shore's bars and eateries and the open green space of Leith Links.

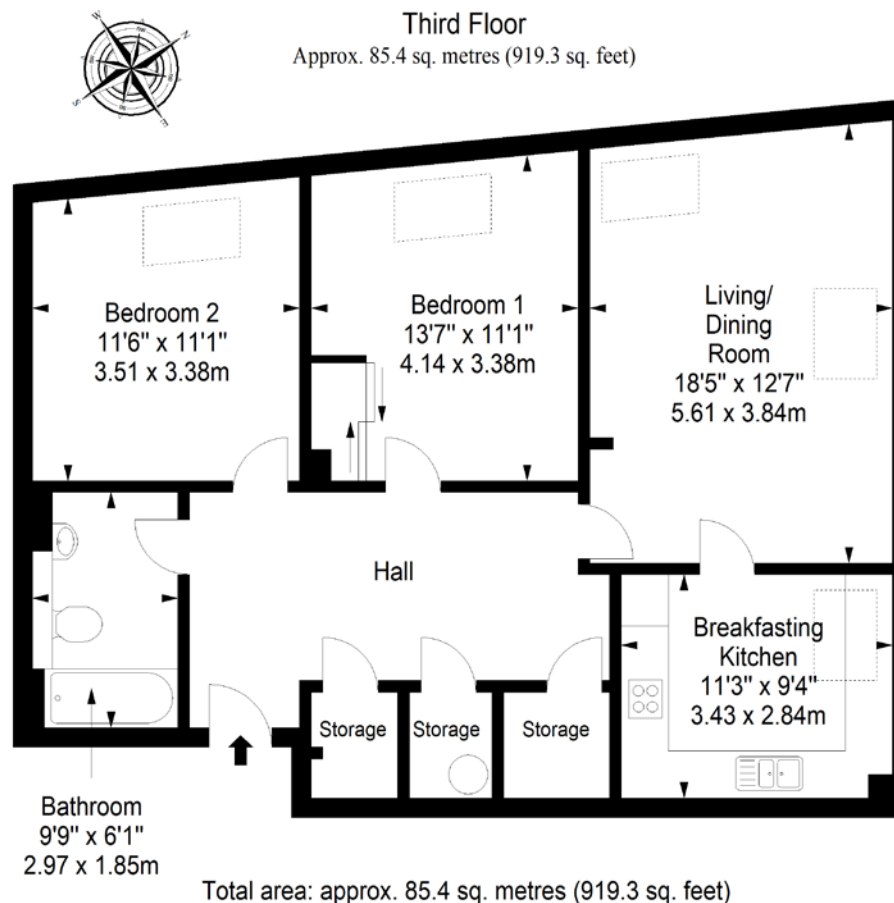
Extras: All fitted floor and window coverings and light fittings will be included in the sale, along with a washing machine, dishwasher, induction hob, and oven.

Features

- Charming courtyard development
- Top/third-floor flat with attractive décor
- 350 yards / 320m / 4min walk to Foot of The Walk Tram Stop
- Secure entry system
- Spacious hall with built-in storage
- Dual-aspect living/dining room
- Bright breakfasting kitchen
- Two double bedrooms (one with storage)
- Spacious boxing room, can be used as utility room or study
- Bathroom with shower-over-bath
- Access to floored loft with pull-down ladder and ample storage space
- Landscaped communal garden
- Shared bike storage and on-street parking (Zone N8)
- Electric heating and double-glazing
- EPC - D



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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