





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



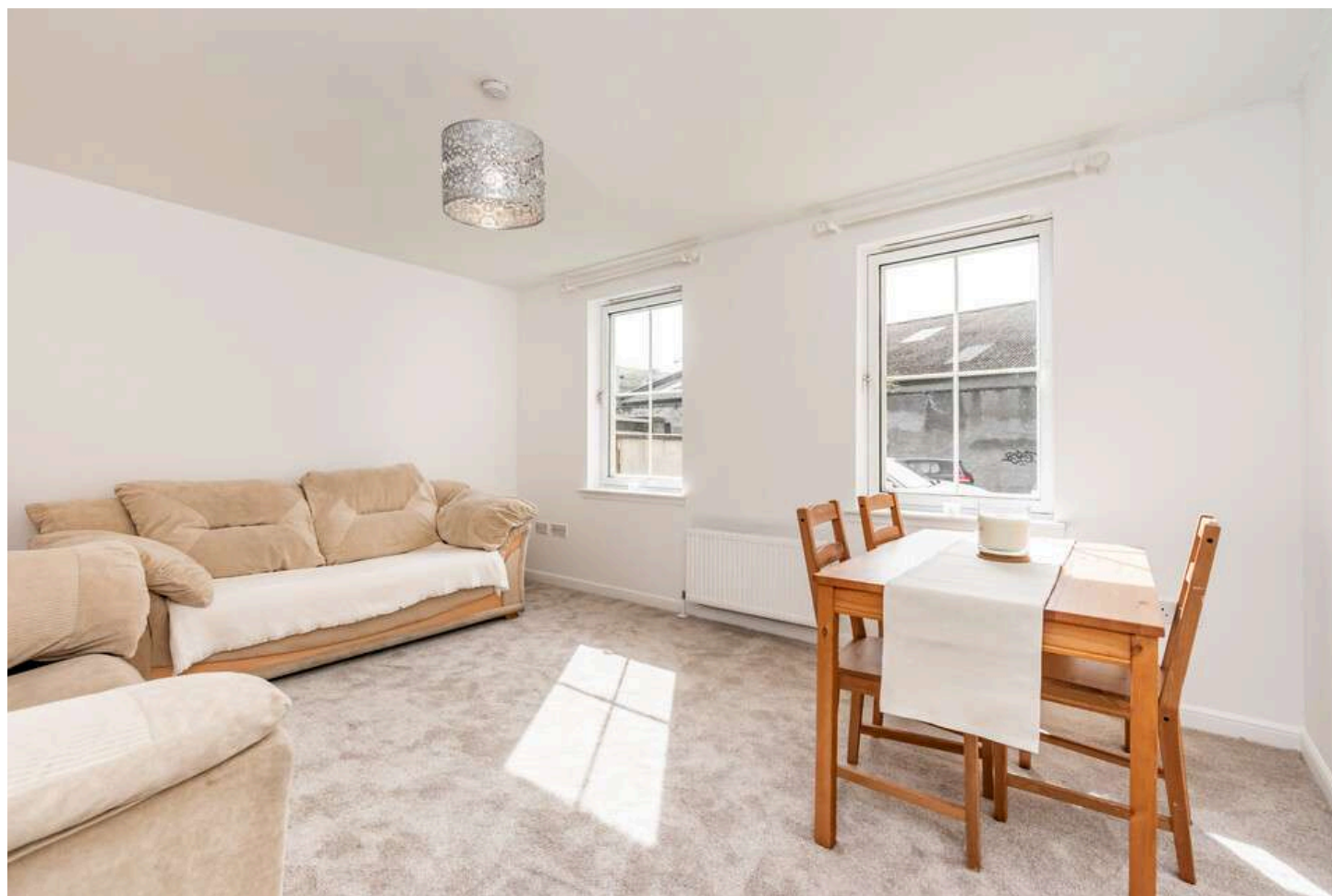
13/1 South Fort Street
Edinburgh, EH6 4DL

Hall with excellent storage facilities
Spacious living room/dining room
Contemporary fitted kitchen
Two good sized double bedrooms
Bathroom
Gas central heating
Double glazing
Private rear garden
Residents parking
EPC: C
Council tax band: C

13/1 South Fort Street is an immaculately presented and freshly decorated modern ground floor two bedroom flat in walk-in condition. This delightful apartment has been very well maintained and offers bright and spacious, well-proportioned accommodation which has been enhanced with newly fitted carpets and fresh décor throughout. A particular feature of the property is the good sized private enclosed garden to the rear of the property and ample private residents parking also situated to the rear. Full gas central heating and double glazing ensures a comfortable and ambient living environment. Ideally suited for first time buyers or as an investment opportunity for those seeking a buy to let, the property is centrally located with easy access to the City Centre, The Shore and Leith.

The accommodation comprises: Hall with two large storage cupboards. Spacious living room/dining room with two windows to front and pleasant outlook to front. Contemporary fitted kitchen with base and wall mounted units incorporating new worktops and doors. Gas hob, electric oven, fridge freezer and automatic washing machine. Double bedroom one with window to rear and pleasant outlook over private rear garden. Second double bedroom with window to rear. Family bathroom with three piece suite with shower over bath and screen. Private garden to rear fully enclosed. Private residents parking to rear.

South Fort Street is located in the popular Leith area of Edinburgh approximately two miles north of the City Centre and close to Trinity and The Shore. The area is renowned for its wide range of excellent local amenities which includes various cafés, restaurants and bars all within a few minutes-walk. Tesco and Asda supermarkets provide ample choice for shopping nearby while Ocean Terminal with a Vue Cinema and larger retail outlets. There are lovely parks nearby: Victoria Park, Lomond Park which has a bowling and tennis club and the Royal Botanic Gardens. Regular public transport services operate to and from the city centre and to surrounding areas and the Edinburgh cycle path network is easily accessed close by. There are also good schools within the local catchment area including Trinity Primary and Trinity Academy.



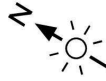




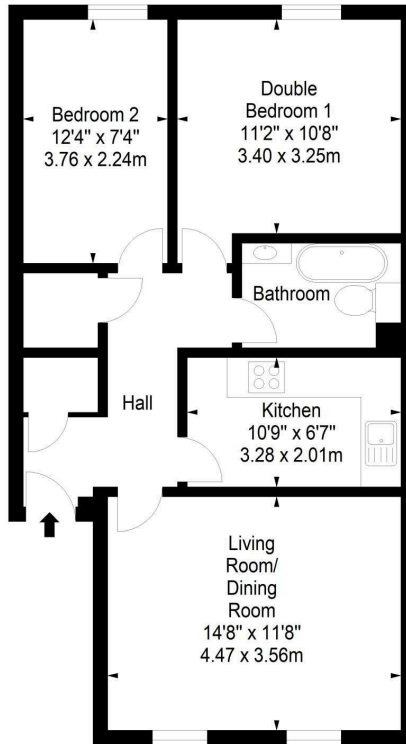




South Fort Street,
Edinburgh,
EH6 4DL



Approx. Gross Internal Area
631 Sq Ft - 58.62 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



PROPERTY DEPARTMENT
7a Dundas Street Edinburgh EH3 6QG
Telephone: 0131-225 4082 Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS