

9/8 ANTIGUA STREET
LEITH, EDINBURGH, EH1 3NH

CURRAN & CO
PROPERTY



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FIXED PRICE £209,950



'Nestled on the top floor of a traditional Edinburgh tenement building and boasting breath-taking views of Calton Hill and as far as the Firth of Forth'

- Traditional Georgian Tenement Building
- Breath-taking Views
- Living / Dining Room
- Contemporary Kitchen
- Gas Central Heating & Double Glazing
- Engineered Oak Wood Flooring Throughout
- Excellent Local Amenities
- Walking Distance From City Centre



Description

Nestled on the top floor of a traditional Edinburgh tenement building and boasting breath-taking views of Calton Hill and as far as the Firth of Forth.

9/8 Antigua Street is a charming and exceptionally bright 1 bedroom top floor flat, forming part of a traditional Georgian tenement building situated within short walking distance of Edinburgh's city centre. The elevated position of this property boasts breath-taking views of Calton Hill and the Firth of Forth from every window.

Entered through a well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with fitted units providing storage and housing the washing machine; charming living room with ample space for a dining area and Velux windows showcasing the stunning views; contemporary kitchen off the living with base and wall-mounted units with glass splashback, electric oven, ceramic hob, freestanding fridge and two skylights providing ample natural light;

generously proportioned double bedroom with picturesque dormer and access to two eaves storage spaces and contemporary shower room with double sized shower cubicle, sink unit with drawer and wall-mounted mirrored unit. Further benefits of this property include gas central heating, engineered oak wood flooring throughout and high-quality fixtures and fittings.

Parking

A mixture of zoned permit parking and pay-and-display bays are available to the front of the property and on surrounding streets.

EPC

The energy efficiency rating of this property is band C.

Council Tax

This property is subject to council tax band B.

Location

This property is situated nearby to Leith Walk

and a short walk from the city centre. The local area boasts a vast range of amenities to provide for everyday needs including a choice of supermarkets and small independent shops, bars and eateries. As well as Ocean Terminal Retail Development, the renowned St. James Quarter Development is a few minutes' walk from the property and features leading retail shops, a range of bars and restaurants and is located a short walk from the property. Sporting and recreational facilities include Easter Road Stadium, the David Lloyd Tennis and Fitness Club and the wide-open spaces of Leith Links. Excellent schooling from nursery to secondary level is easily accessed. For the commuter, there are frequent public transport services to Edinburgh City Centre and surrounding areas, with Waverley Railway Stations nearby. Bus routes and the tram network provide regular links to Edinburgh International Airport.

Viewing

Viewing is by appointment. Please contact our office to arrange.





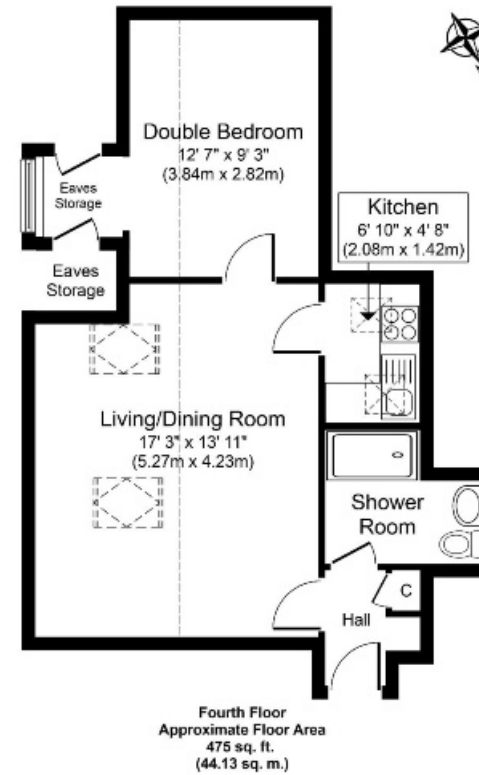
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.