

0131 554 6244



Offers Over £195,000

1/1 Hamburg Place, Leith, Edinburgh EH6 6PD





## Most Appealing Ground Floor Flat Requiring Upgrading And Decoration

Most appealing dual-facing ground floor flat pleasantly located in the fashionable Leith district within walking distance of a wide variety of excellent amenities and transport links.

This good sized home offers well-proportioned living space convenient in layout which would make an excellent first purchase or buy to let investment. The generous interior comprises: hall, lounge with doors to enclosed rear garden, fitted kitchen with appliances and access to enclosed front garden, two comfortable bedrooms and bathroom. While some upgrading and decoration is now required, comfort is assured by means of gas central heating complemented by the installation of double-glazed windows. The property is set within easily maintained private gardens, the front enclosed garden also providing off-street parking. An entryphone system provides security to the mutual stairway with shared drying cupboard and access to a communal garden area.

### ACCOMMODATION (WIDEST POINTS)

Lounge	5.33 m x 4.09 m / 17'6" x 13'5"
Kitchen	4.09 m x 3.10 m / 13'5" x 10'2"
Bedroom 1	5.33 m x 3.15 m / 17'6" x 10'4"
Bedroom 2	3.61 m x 3.15 m / 11'10" x 10'4"
Bathroom	2.08 m x 2.01 m / 6'10" x 6'7"

Note: No warranty will be provided for appliances, central heating or systems.



## LOCATION

While convenient for access to the finest amenities of the city centre, the property is ideally placed for superb local convenience shopping including the nearby Ocean Terminal shopping mall offering a range of major retail outlets, restaurants, pure gym and cinema complex with the vibrant Shore district also offering a variety of fine restaurants, bars and bistros. Schools catering for all age groups are easily accessible, the property currently in the catchment area for Trinity Primary and Trinity Academy. A frequent public transport service operates nearby to many parts of the city with the tram system extension to Newhaven nearing completion.

*As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.*

## EXTRAS

Fitted floor coverings, curtains, blinds and garden sheds.

## EPC RATING

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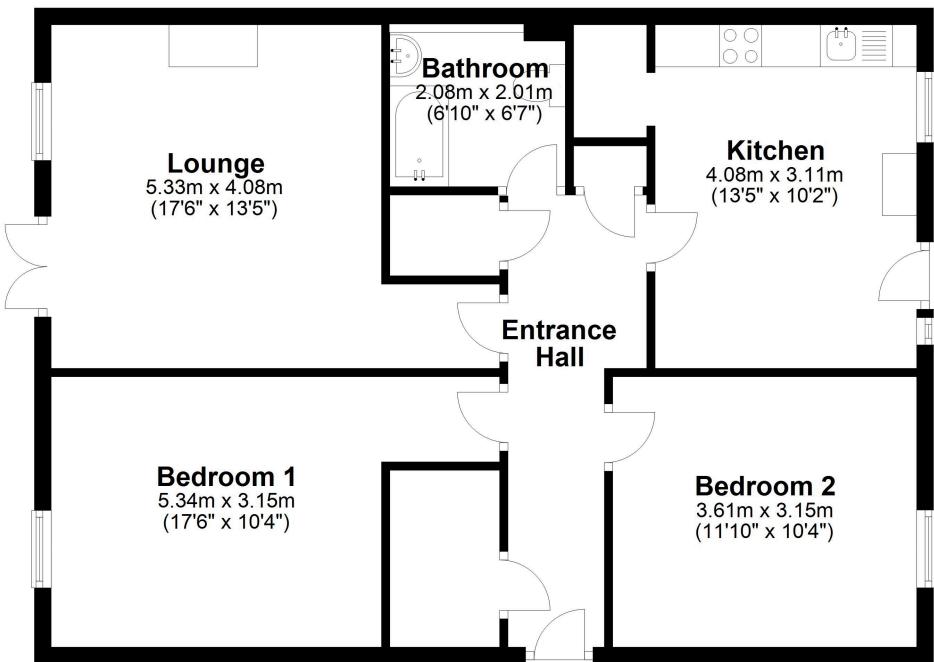
## VIEWING

By appointment, please telephone 0131 554 6244





1/1 Hamburg Place



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.

**Beveridge  
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**ēspc**

*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*