

● Beveridge
● Philp
& Ross

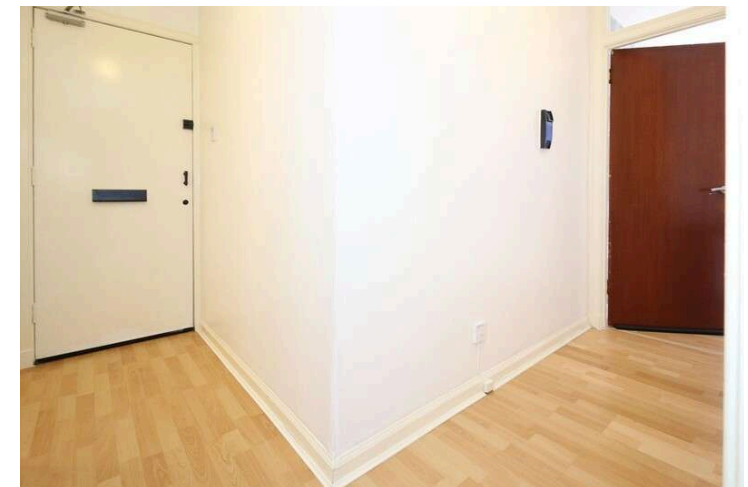
0131 554 6244



Offers Over £150,000

47/5 Constitution Street, Leith, Edinburgh EH6 7BG





Light, Appealing One Bedroom First Floor Flat In Move-in Condition

This is a light, well-proportioned one bedroom first floor flat enjoying a pleasant courtyard setting within the fashionable Leith district lying north of the city centre, convenient to a wealth of amenities and transport links.

Entered from an archway off Constitution Street, this most appealing flat offers a charming conveniently designed interior, ideal as a starter home or letting potential. In brief the accommodation comprises: welcoming entrance hall with utility cupboard off, lounge/fitted kitchen with electric hob/oven, double bedroom with wardrobe and shower room. Presented in move-in condition, the flat is attractively decorated with laminate & tile floors and the benefit of double-glazed windows. A particular advantage of this property is an area currently used for residents' parking within the common courtyard. The double bed and side cabinets, fridge/freezer, automatic washing machine and tumbler drier are included in the sale.

ACCOMMODATION (WIDEST POINTS)

| | |
|--------------------|------------------------------------|
| Lounge/ Kitchen | 4.32 m x 3.89 m / 14'2" x 12'9" |
| Double Bedroom | 3.18 m x 2.82 m / 10'5" x 9'3" |
| Utility | 1.70 m x 1.37 m / 5'7" x 4'6" |
| Shower Room | 1.88 m x 1.63 m / 6'2" x 5'4" |

LOCATION

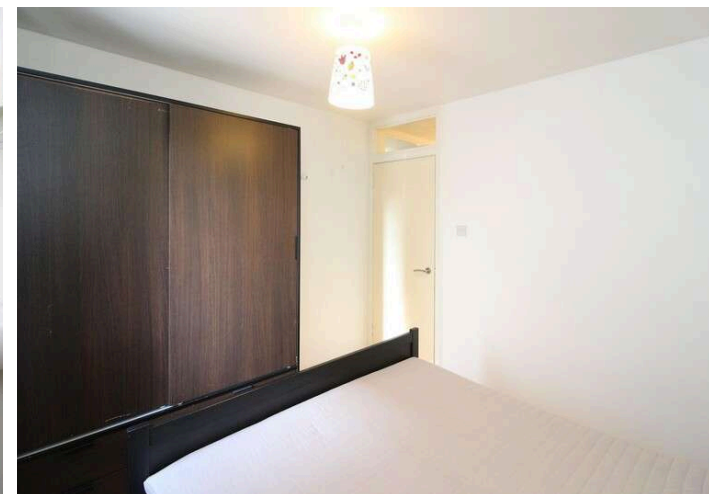
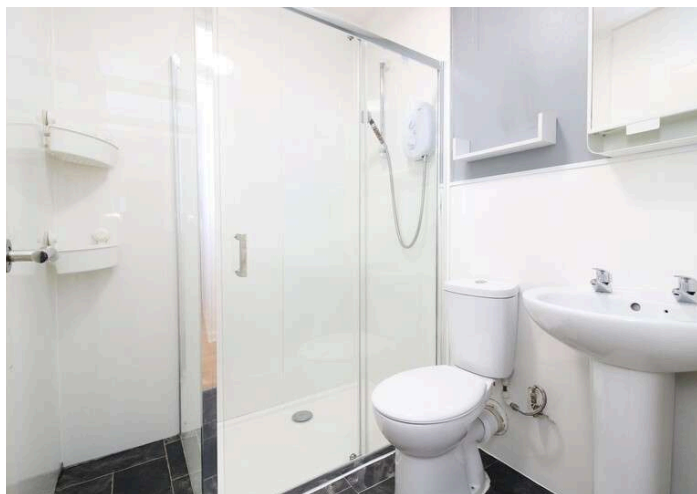
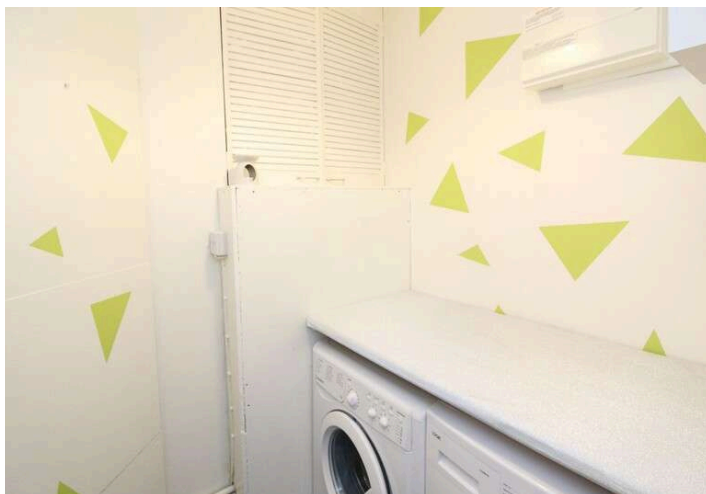
Constitution Street lies close to the cosmopolitan Shore area of Edinburgh with its array of fashionable shops, bars, bistros and Michelin Star restaurants. Leisure and recreational facilities are all close by and include the popular Ocean Terminal shopping complex with multi-screen cinema, gym, excellent shopping, restaurants, cafes and the Royal Yacht Britannia, one of the city's most popular attractions. The open spaces of Leith Links are also nearby together with the Water of Leith walkway and Leith Victoria Swim Centre. A frequent public transport service operates to many parts of the city including the tram service operating between Newhaven and Edinburgh Airport. For the commuter, the property is also conveniently located for road links to the A1 and city bypass linking with major motorway networks.

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.

EPC RATING F

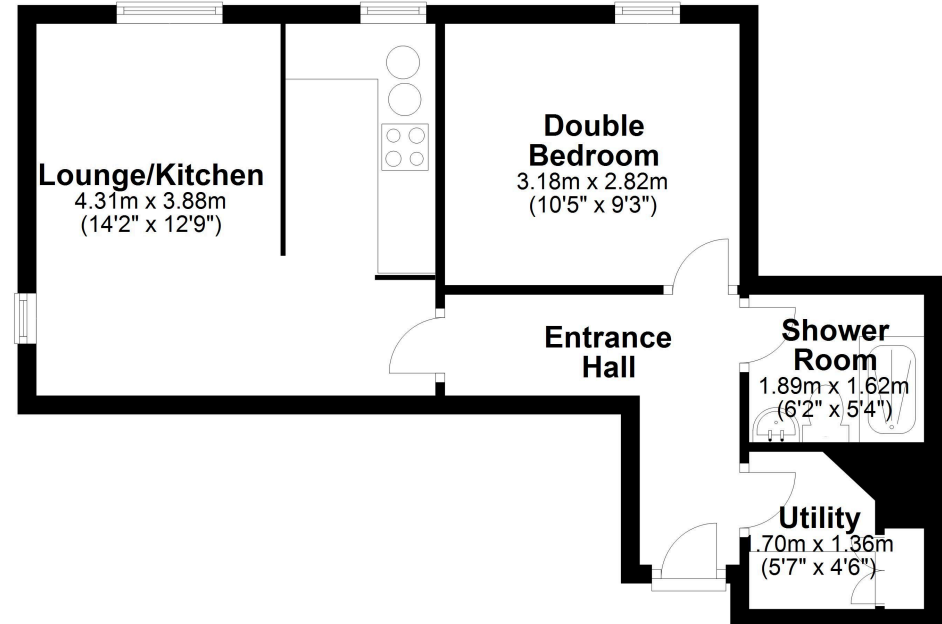
VIEWING

By appointment, please telephone 0131 554 6244





47/5 Constitution Street



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

Beveridge
Philp
& Ross

22 Bernard Street, Leith, Edinburgh, EH6 6PS
T: 0131 554 6244 • E: mail@bprsolicitors.co.uk

bprsolicitors.co.uk

espc

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.