



4(1F4)

EDINA STREET
LEITH, EDINBURGH, EH7 5PN

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Property Summary

Offering an exciting opportunity for renovation, giving the new owner a true blank canvas to style to their own tastes, this one-bedroom first-floor flat forms part of a traditional building in Leith. It is sure to appeal to first-time buyers, professionals, couples, and rental investor alike. The flat is situated just off Easter Road and therefore benefits from outstanding amenities on the doorstep and within easy reach, such as an eclectic range of shops, a selection of eateries and bars, transport links across the city, and open spaces including Lochend Park.

Extras: The property shall be sold as seen.



Features

- Traditional first-floor flat in Leith
- Excellent renovation opportunity
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Spacious living room with cornicing and a decorative fireplace
- Generous, light-filled dining kitchen
- Good-sized double bedroom
- Three-piece bathroom
- Access to a shared garden
- Controlled on-street parking (Zone N1)
- Gas central heating and double glazing
- EPC Rating: TBC



*“Traditional first-floor flat in Leith
with an excellent renovation
opportunity”*







“Good-sized double bedroom, a three-piece bathroom and access to a shared garden”



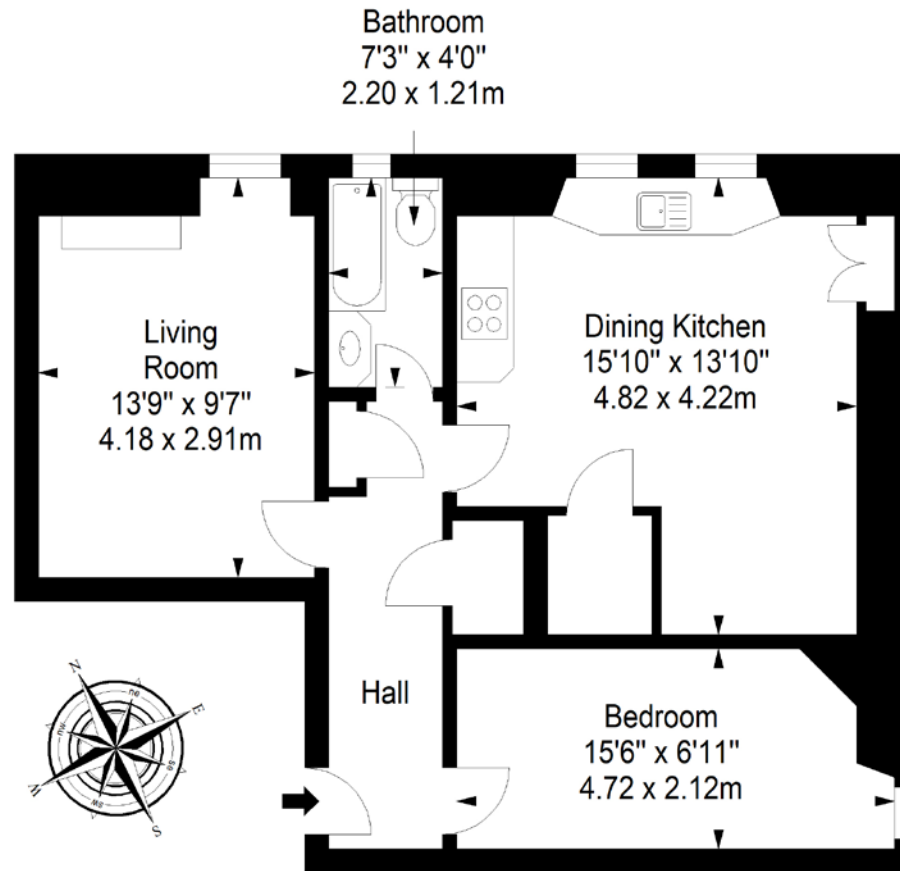




Floorplan

First Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



Total area: approx. 51.0 sq. metres (549.0 sq. feet)

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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