

**10/12 (2F4) Bothwell Street,
Edinburgh,
EH7 5PS**

Offers over £140,000



Presenting an attractive one -bedroom 2nd floor flat that would be ideal for a first time buyer or investor, situated in the popular area of Leith, Edinburgh. The accommodation comprises:

Entrance Hall, Living Room/Dining Room, Kitchen
Bedroom, Box Room, Shower Room

Viewing:

Strictly by appointment 0131 652 1166

**11 – 15 Easter Road
EDINBURGH
EH7 5PJ**

**Tel. 0131 652 1166
Fax. 0131 652 1199**

This property benefits from an array of excellent local amenities and superb transport links. Leith Walk, with its vibrant atmosphere, is a few minutes walk away and offers an impressive selection of popular restaurants, bars, and cafes. Furthermore, Meadowbank Shopping Park, featuring a good range of stores including a Lidl and Sainsburys, are also within close proximity. The flat is conveniently located within walking distance of Holyrood Park and the iconic Arthur's Seat.

This is an excellent opportunity to acquire a property in one of Edinburgh's most popular localities. For further details or to arrange a viewing, please contact us at your earliest convenience.

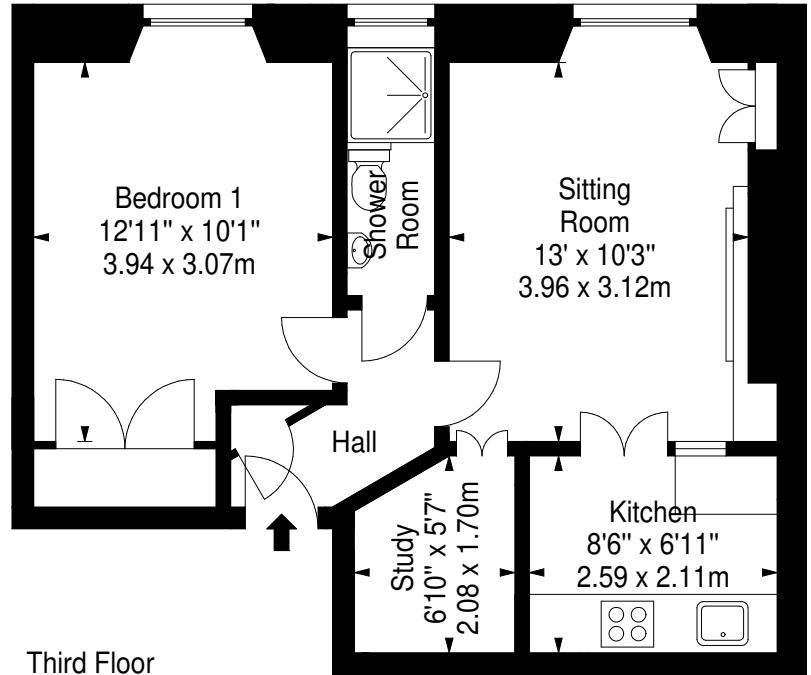
Viewing

Viewing by appointment through Mackay Sinclair WS, 11-15 Easter Road, Edinburgh, EH7 5PJ. Tel: 0131 652 1166.

**Bothwell Street,
Edinburgh,
Midlothian, EH7 5PS**



Approx. Gross Internal Area
474 Sq Ft - 44.03 Sq M
For identification only. Not to scale.
© SquareFoot 2024



While all reasonable steps have been taken to ensure the accuracy of the information given in this Schedule, it should be noted that the information given is subject to the normal limitations of the instruments used to produce all measurements used in this Schedule and the veracity of information supplied by other parties. In the event that any given statement is critical to your interest in the subjects described in this Schedule, we would be pleased to give further information at your request at the earliest possible opportunity. Where the property has been altered or extended or any part thereof renewed or replaced, no warranty is given that the documentation relating thereto will be made available to the seller. It should be noted that the services and appliances have not been tested and no warranty is given as to their suitability, order or condition. You are urged to seek the advice of the appropriate Council in relation to Council Tax banding and the charge which will be applicable to the subjects at the time of your intended purchase. Whilst these particulars are believed to be correct, they are not warranted and will not form or constitute part of any contract.