



Requiring modernisation this is a FIRST FLOOR FLAT, originally dating from the early 19th Century- the Georgian period and LISTED category "C". The entrance is to the side of the front shop via metal gate ( Entryphone) through a vennel to a "turnpike" staircase leading up to Flat 1 : one of only four in the stair.

Hall, Livingroom, 2 Bedrooms, Kitchen, and Bathroom  
Residents' zone parking.

Price: Offers Over £175,000

VIEWING: Call 07776 198 960 ( Agent )

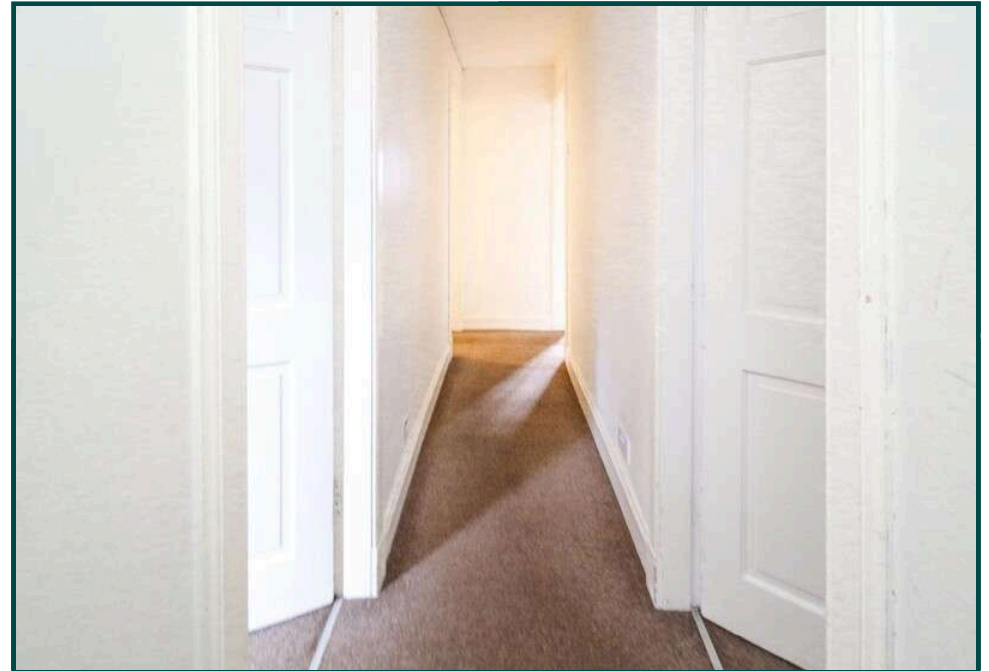
Leith Walk is a vibrant street and the main thoroughfare leading to Leith from Princes Street in Edinburgh's city centre. In recent times it has blossomed and now boasts many highly regarded restaurants, cafes, bistros & bars. Disused office blocks and brownfield gap sites, that perhaps tainted the vicinity from the 1980's have now been transformed into contemporary buildings of mixed uses. There are still local traditional shops, whilst several supermarkets are within easy reach. Buses are plentiful and regular and it is now a TRAM route; residents' in the area are also convenient for not only the Capital's city centre attractions but Leith's burgeoning waterfront quarter. So, the location has understandably become highly sought after.

Georgian properties do exist in sections along Leith Walk and this block, a "C: Listed building, dates from the early 18th century. Historic Environment Scotland suggest that the original front garden was converted into a shop in the 1980's and now, a "vennel" entrance leads down the side of the shop to a small rear courtyard/alley and shared entrance to the turnpike common stair. There are only four flats there and a separate ground floor flat off the vennel. For potential buyers seeking a "project", this could be an appealing opportunity. For prospective investors, the location would be extremely sought after, for sure.

Home Report: A copy can be downloaded via the listing on ESPC.com

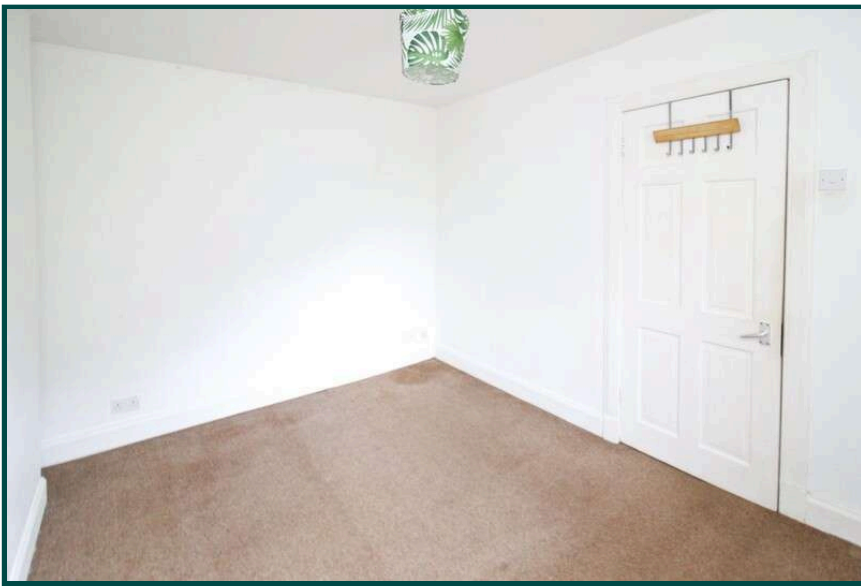
Home Report Value: £185,000

Energy Performance Certificate: Rated "D"









### 314 (Flat 1) Leith Walk



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

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