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**16 (1F4) PRINCE REGENT STREET
LEITH
EDINBURGH**

A stylish and contemporary first floor flat displaying a number of attractive features which is situated close to excellent local amenities and within easy reach of the City Centre.

Security entry, reception hall, lounge/kitchen, utility cupboard, two double bedrooms and shower room.

Gas central heating and shared garden.

Offers Around £118,000





GENERAL DESCRIPTION

This stylish and contemporary first floor flat forms part of a traditional sandstone tenement close to excellent local amenities and is within easy reach of the City Centre. The well presented accommodation displays a number of attractive features and has an internal layout comprising; a reception hall with cupboard off and access to all rooms. The lounge has rear facing window overlooking gardens and is open plan to the stylish kitchen which features integrated appliances and has utility cupboard off. Two double bedrooms overlook the rear gardens and both feature storage. Finally a stylish internal shower room features a white three piece suite with mains shower. The property has modern gas central heating and to the rear there is a shared garden area.





SITUATION

The property offered for sale is situated in Leith close to the Shore area and very close to the Ocean Terminal shopping and recreational centre, The Scottish Executive and a wide range of restaurants, bars, shops and other amenities. Regular bus services provide access to most parts of the city and access to the city bypass, the airport and motorway network is relatively fast and easy.

ACCOMMODATION

(All Sizes Approximate)

ENTRANCE

RECEPTION HALL

LOUNGE/KITCHEN

17'10" x 11'0" 5.54m x 3.33m (at widest point)

BEDROOM 1

10'8" x 9'7" 3.26m x 2.92m

BEDROOM 2

10'1" x 8'2" 3.09m x 2.50m

SHOWER ROOM

7'9" x 3'2" 2.38m x 0.97m



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Schematic Diagram only - Not to scale

ENTRY

By Arrangement

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Around £118,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

