



# Leith

6 Ropemaker Street  
EH6 7AN



1



2



EPC Rating

## Maindoor Flat

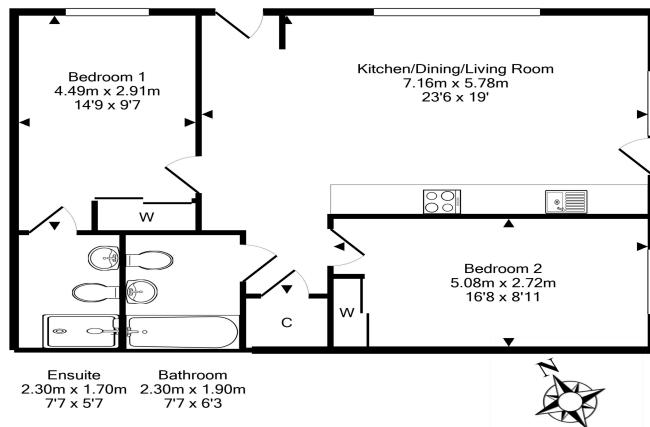
OFFERS OVER £259,000

- Open plan living/dining/kitchen
- Master bedroom with en suite
- 2nd double bedroom
- Bathroom with shower
  
- Double glazing
- Private front and side garden
- Communal landscaped gardens
- Allocated parking space
- On street parking



Viewing by appointment call  
Beveridge & Kellas on 0131 253 2379





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Viewing is highly recommended of this 2 bedroomed main door flat within a modern development just a stone's throw from The Shore. Local shops are available for everyday needs and the Ocean Terminal is within easy reach offering a range of High Street stores, multi-screen cinema, bistros and 24 gym. The cosmopolitan Shore area offers a fine selection of restaurants, bars and bistros. A good choice of public transport is available to the City Centre and surrounding areas.

The property is in move in condition and is entered via a light and spacious open plan Living/diningroom/kitchen with double windows, French door to the garden and laminate flooring. The modern and stylish kitchen offers a range of wall and base units, integrated washing machine, dishwasher, electric oven, induction hob and fridge freezer. A good-sized walk-in storage cupboard is off the kitchen with fitted shelving. The master bedroom is to the front with fitted double wardrobes and an en suite partially tiled shower room with 3-piece suite, ladder style towel rail and shower off the mains. Bedroom 2 is to the side of the property also with fitted wardrobes and a partially tiled bathroom with 3-piece suite with electric Vado shower and ladder style towel rail completes this property.

The property benefits from a private garden to the front and side which is mostly laid to lawn with a patio area for al fresco dining.

## FACTOR

The development is factored by Ross & Liddle at a cost of approx. £200 per quarter. This cost covers buildings insurance, maintenance of the communal areas and landscaping of the communal gardens.

## WHAT'S INCLUDED...

To include the aforementioned white goods (no warranties to be given) fitted shelving within the storage cupboard, carpets, floor coverings, blinds and curtains.

## OFFERS

Offers Over £259,000 are invited to be submitted to Messrs. Beveridge & Kellas. 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.



We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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