



Leith

36 Kirk Street
EH6 5EZ



1



2



EPC Rating

Main door Flat

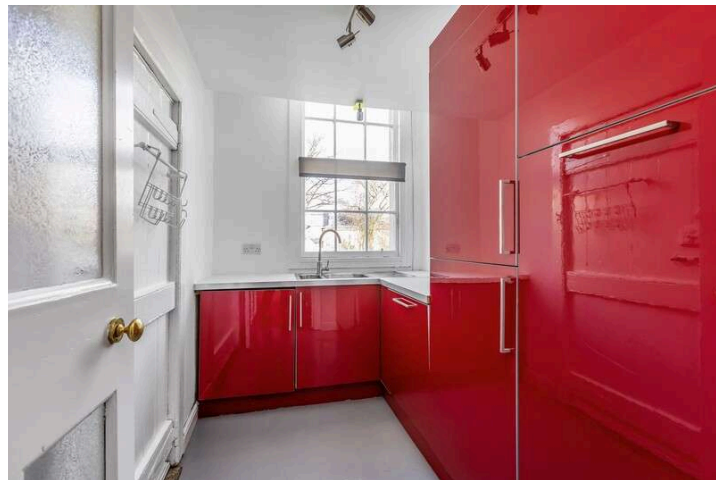
OFFERS OVER £335,000

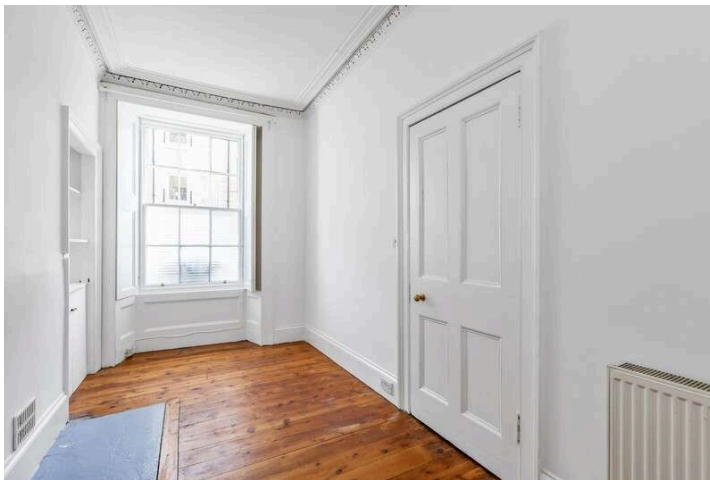
- Hall
- Spacious livingroom
- Dining kitchen
- Utilityroom
- 2 bedrooms
- Boxroom
- Bathroom

- Period features
- Small private rear garden area
- Shared rear garden
- Gas central heating
- On-street parking

- Viewing by appointment please call
Solicitors: 0131 253 2379



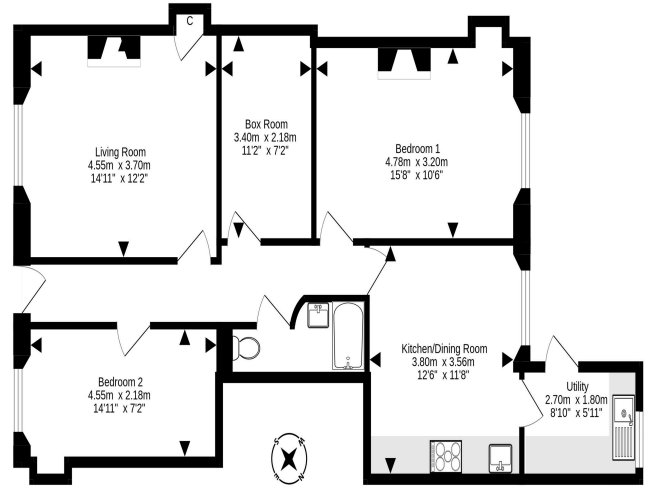






This main door flat located in the popular area of Leith is ideally situated to take advantage of local shopping facilities, recreational pursuits, schooling at both primary and secondary level and local bars and cafes. The vibrant Shore area offers a wide range of restaurants, bistros and further bars and cafes. In addition, the nearby Ocean Terminal offers a choice of high street stores, multi-screen cinema and 24-hour gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

The property opens to a welcoming hallway which has wooden floors, plain cornice, and gives access to the rest of the accommodation. From the hallway is the front facing living room which features several traditional features including ornate cornice, a fireplace within a surround, Edinburgh press cupboard, wooden floors and a sash and case window with wooden shutters. To the rear is a modern dining kitchen with base and wall units, a large oven with a gas hob, a sink unit, and partially tiled walls and space for dining furniture. Off the kitchen is a utility room with additional base and wall units, sink, integrated fridge freezer and dishwasher, and gives access to the rear gardens. The flat benefits from two bedrooms, the largest of which is found to the rear and has wooden floors, an ornate fireplace within a wooden surround, ornate cornice, and an Edinburgh press. The second bedroom is front facing and has wooden floors, Edinburgh press and ornate cornice. A handy box room offers additional storage or study space and has carpeted floors, down lights, fitted shelves and a mirrored freestanding wardrobe. Completing the accommodation is a modern bathroom which benefits from a tiled floor and partially



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.
Made with Metrepro 12024

tiled walls, bath with an overhead shower, WC, wash hand basin within a vanity unit, a heated towel rail and two large mirrors. Additional benefits include a private garden area, and access to the large, shared garden, on street permit parking, and gas central heating.

EXTRAS

All integrated appliances, white goods, curtains, blinds, light fittings, floor covering, and the wardrobe in the box room to be included in the sale (no warranties to be given).

OFFERS

Offers over £335,000 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.



espc