



Leith

10 (3F1) Kirk Street
EH6 5EY



Double Upper Flat - Buzzer "Flat 7"

FIXED PRICE £345,000

- Hallway
- Living/ dining room
- Kitchen
- 5 bedrooms
- Bathroom
- WC/ cloakroom

- Gas central heating
- Single glazing (except one upstairs bedroom)
- Zoned on street parking
- Excellent transport links
- Views to Arthurs Seat, Salisbury Crags, Calton Hill, and Edinburgh Castle.

- Traditional features

Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is recommended of this rarely available double upper flat located in the popular area of Leith which 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.

Accessed via a secure shared stairwell, the property opens to an entrance hallway featuring an entry phone, stairs to the upper level and a handy built-in storage cupboard. To the rear is a bright living/dining room with twin windows, Edinburgh Press shelving, a freestanding fridge freezer and the kitchen off. The kitchen benefits from a range of base and wall units, sink unit, integrated oven with gas hob, and a washing machine. To the front of the property are two double bedrooms, one of which featuring ornate cornice, and another featuring a traditional fireplace. To the side of the flat is a bathroom with wash hand basin, and a bath with an overhead mains powered shower. Completing this floors accommodation is a separate WC/cloakroom with a wash hand basin.

Upstairs the landing benefits from a skylight, Edinburgh press cupboard and gives access to the rest of the accommodation. A double bedroom with built in storage and a traditional fireplace is situated to the rear. To the front are two additional bedrooms, one of which enjoys excellent views towards Arthurs Seat, Salisbury Crags, Carlton Hill, and Edinburgh Castle.

Additional benefits include gas central heating, a shared rear garden and zoned on street parking in the area.

Note - we have no key for the rear garden and so are unable to allow access.

EXTRAS

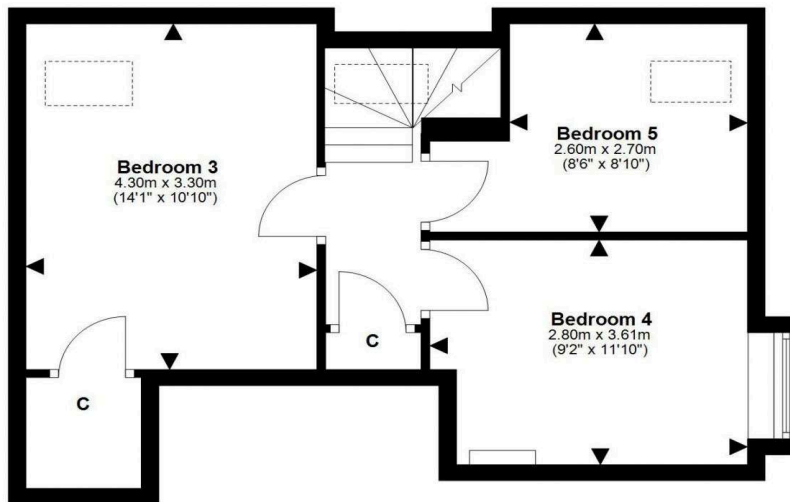
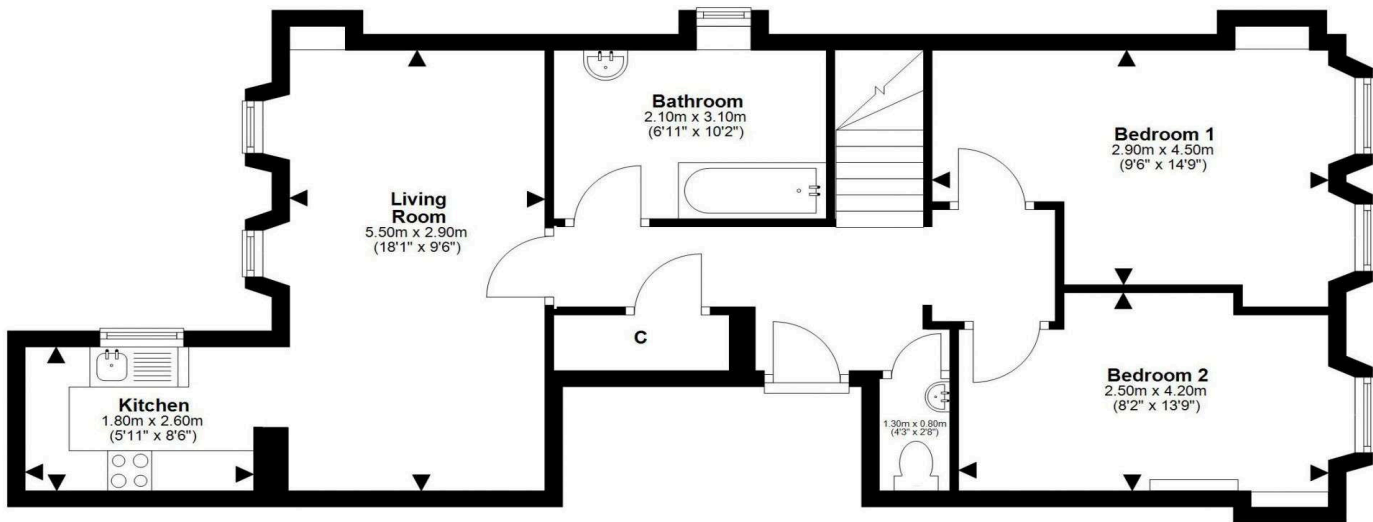
All aforementioned white goods, any blinds/curtains, carpets, light fittings, and furniture (no warranties to be given).

OFFERS

Offers 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.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

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