



**LEITH**  
**22 (2F2) LINDSAY ROAD**  
**SECOND FLOOR FLAT**  
**ENTRYPHONE - 2F2**  
**FIXED PRICE £119,000**

## LOUNGE



Comfortable and attractive second floor flat situated in the area of Leith to the East of the City Centre. The area of Leith has a real sense of community and is situated to the East of the City Centre. The area has a host of independent small businesses not found on the High Street and there is also a wealth of cuisine on offer from around the globe by the many bars, cafes and restaurants. The Ocean Terminal with over 70 shops and free undercover parking offers everyday essentials plus special treats including spa and beauty care, with bars, restaurants and a multi-screen cinema too. Regular public transport provides easy access to the City Centre and surrounding areas and by road the City Bypass is within easy reach providing links throughout the Lothian's and to the Central Motorway Network. Local recreational facilities The Water of Leith Walkway, Next Generation Health Club, the wide open spaces of Leith Links and The Pulse Fitness Centre with swimming.

The accommodation in brief comprises: hall, lounge open plan to kitchen, 2 bedrooms and bathroom.

The property would make an ideal first purchase or buy to let investment. The accommodation has the benefit of gas central heating, partial double glazing and there is also a shared garden to the rear and ample on street parking.

## FIXED PRICE £119,000

The property is entered via a well kept common stair with secure door entry system.

## KITCHEN



### HALL

The hall gives access to all the accommodation and has a generous storage cupboard (5'6" x 2'10") with light which also houses the central heating boiler. Laminate flooring and radiator.

### LOUNGE OPEN PLAN TO KITCHEN Approx. 15'8" x 10'9" (Overall)

This bright room has two front facing windows and is defined into two areas.

The lounge area has two wall up-lighters on a dimmer switch, laminate flooring and radiator.

The kitchen area has a small selection of fitted wall and base units complete with complementary work surfaces extending to provide a breakfasting bar. There is also further storage from a larder storage cupboard and a shallow shelved cupboard. Space for a fridge freezer, plumbing for an automatic washing machine and a 1½ bowl sink and drainer,

### DOUBLE BEDROOM 1 Approx. 13'1" (at widest) x 10'9"

A good sized and bright double bedroom situated to the rear. There is extensive wood panelling to one wall and a radiator.

### BEDROOM TWO Approx. 11'9" x 7'7"

This room is front facing and has a radiator.

### BATHROOM Approx. 6'9" x 4'11"

This room is to the rear and the fittings comprise a bath with shower attachment, WC and wash hand basin. The walls are extensively tiled, linoleum flooring and radiator.

## BEDROOM



### VIEWING

By appointment please call solicitors on 0131 554 6321.

### EXTRAS

The sale includes the carpets and curtains.

### SURVEYORS

Please contact solicitors (0131) 554 6321.

### POST CODE

EH6 4DR

### OFFERS

Fixed Price £119,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made subject to survey or other suspensive conditions.

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 not do they form part of any contract.