



**LEITH**  
**15/4 CASSEL'S LANE**  
**CASSEL'S COURT**  
**FIRST FLOOR FLAT**  
**ENTRYPHONE - 4**





Cassel's Court is situated in Cassel's Lane which runs parallel with Leith Walk and is accessed from Kirk Street or Casselbank Street. Quietly situated with private parking on the doorstep of excellent every day amenities. The nearby Ocean Terminal offers a wide choice of High Street stores, bars, restaurants and a multi screen cinema. The Cosmopolitan Shore area of Leith offers a further choice of bars, restaurants and bistros. An excellent choice of public transport is available to the City Centre and surrounding areas. Local recreational facilities include the wide open spaces of Leith Links, pulse centre with gym facilities and swimming and the aforementioned multi screen cinema.

The accommodation in brief comprises: hall, generous dining lounge, fitted kitchen, two bedrooms, bathroom and balcony.

This property is spacious and bright and has the benefit of double glazing, secure entry system and electric heating.

## FIXED PRICE £135,000

### HALL Approx. 10'6" x 3'9"

The hall gives access to most of the accommodation and has a storage cupboard which also houses the water tanks.

### DINING LOUNGE Approx. 20'7" (into window) x 10'11"

This room has a front facing bow window and ample room for formal dining. There is also access to the kitchen.

### KITCHEN Approx. 9'4" x 7'9"

The kitchen is rear facing and fitted with a range of wall units with under pelmet lighting and base units with complementary work surfaces incorporating a stainless steel sink. The appliances include an electric hob

and oven. There is also space and plumbing for an automatic washing machine and fridge freezer. Vinyl flooring and tiling to the splashback areas.

### BEDROOM 1 Approx. 14'3" (into door) x 10'6"

A bright and generous room with front facing window and a patio door giving access to the balcony.

### BEDROOM 2 Approx. 9' x 7'11"

Also bright and this time rear facing.

### BATHROOM Approx. 9'1" x 5'4"

A rear facing room fitted with a coloured three piece suite comprising a coloured bath with a shower over, counter sunk wash hand basin with storage below and WC.

### BALCONY

A useful addition to the internal space is the railed balcony accessed from bedroom one.

### PARKING

The property has a private parking space directly to the front of the building.

### VIEWING

By appointment please call Beveridge & Kellas on 0131 554 6321.

### SURVEYORS

Please contact solicitors (0131) 554 6321.

### POST CODE

EH6 5EU

### EXTRAS

The sale includes all fitted carpets and blinds.

### HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing a.connery@beveridgekellas.com or property@beveridgekellas.com.

### OFFERS

A Fixed Price of £135,000 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 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 nor do they form part of any contract.*