



**LEITH  
6/27 ST CLAIR ROAD  
FOURTH FLOOR FLAT**



**ENTRYPHONE NUMBER 27  
LIFT LEVEL 4  
FIXED PRICE £155,000**

The subjects for sale offer an excellent opportunity for a buy to let investor or first time buyer as the flat is available at a negotiated price fully furnished and equipped with quality furniture, appliances, cutlery etc.

The accommodation in brief comprises: hall with excellent storage, dining lounge, breakfasting kitchen with appliances, master bedroom with en-suite, second double bedroom and bathroom.

The property is situated with a modern development just of Easter Road in Leith which lies to the East of the nearby City Centre. The area of Leith 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 Lothians and to the Central Motorway Network. Local recreational facilities include Meadowbank Sports stadium, The Queens Park, The Water of Leith Walkway, Next Generation Health Club, The Omni Centre, the wide open spaces of Leith Links and The Pulse Fitness Centre with swimming.

## FIXED PRICE £155,000

The property is entered via a well kept common stair with lift and secure entry phone system.

### HALL

A generous L shaped hall with laminate flooring and giving access to most of the accommodation. There is a deep walk in storage cupboard also housing the water tanks and the electrical switch-gear and there is a further excellent deep walk in store cupboard (Approx.5' x 4').



### DINING LOUNGE Approx. 15' x 14'5"

A bright and generous room with an open outlook to the rear and laminate flooring.

### BREAKFASTING KITCHEN Approx. 10'10" x 8'

This room is to the side of the property and fitted with a good range of wall units with under pelmet lighting and base units with complementary work surfaces. The appliances include a stainless steel gas hob with overhead extractor, electric oven, integrated automatic washing machine, fridge and freezer. The room also has space for a breakfasting table and chairs and there is tiling to the splashback areas, stainless steel sink and drainer, laminate flooring and extractor fan.

### MASTER BEDROOM Approx. 13'10" x 9'7"

A generous room with rear facing window and built in storage with mirror sliding doors. A door gives access to the en-suite.

### EN-SUITE Approx. 6'4" x 5'11"

The fittings comprise and shower cubicle housing a Mira Sport shower, WC and wash hand basin. The flooring is vinyl, tiling to the splashback areas, extractor fan and shaver point.

### DOUBLE BEDROOM 2 Approx. 13'9" x 8'11"

A good sized second double bedroom situated to the rear.

### BATHROOM Approx. 8'8" x 5'

The fittings in this room comprise and bath with shower attachment over, WC and wash hand basin. The walls are tiled to the splashback areas, extractor and and shaver point.

### GARDENS/PARKING

There ample residents parking within the development and well tended communal gardens.

### FACTOR

The estate is factored by LPM for approximately £700 per annum. The fee includes landscaping, stair cleaning, general and lift maintenance and block buildings insurance.

### EXTRAS

As mentioned this property is available fully furnished and equipped if both parties agree a settlement figure.

### VIEWING

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

### 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](mailto:a.connery@beveridgekellas.com) or [property@beveridgekellas.com](mailto:property@beveridgekellas.com).

### POST CODE

EH6 8JY

### SURVEYORS

Please contact selling agents (0131) 554 6321.

### OFFERS

A Fixed Price £155,000 of 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.