



**LEITH
109 PITT STREET**



ESTATE AGENTS

**MAIN DOOR FLAT
FIXED PRICE £105,000**



Main door flat offering an ideal first time purchase. The area is well placed for local shopping with Tesco, Morrisons and Asda all a short distance away. The nearby Ocean Terminal offers a wide range of High Street stores along with bars, bistros and a multi screen cinema. A regular bus service provides easy access to the City Centre and surrounding areas. Primary and secondary schooling is also within easy reach of the property. Local recreational facilities include The Water of Leith Walkway, various parks, health and fitness clubs and swimming.

The property in brief comprises: entrance hallway giving access to all the accommodation, lounge open plan to kitchen, double bedroom, boxroom and showerroom.

The property has the benefit double glazing and electric heating. There is also ample on street parking.

FIXED PRICE £105,000

ENTRANCE HALLWAY

The entrance hallway gives access to most of the accommodation.

LOUNGE WITH OPEN PLAN KITCHEN Approx. 19'7" x 10'10" both at widest points)

The lounge area has a front facing recessed window, oak wood flooring, coving and a feature recessed arched display area.

The kitchen area is fitted with a small selection of wall and base units complete with complementary work surfaces incorporating a stainless steel sink. There is space and plumbing for an automatic washing machine, fridge freezer and cooker. In addition there is tiling to the splashback areas, spotlights, vinyl tile flooring and an overhead extractor fan.

BEDROOM Approx. 14' (into the window) x 8'9" (at widest point)

A good sized sunny room with front facing recessed window.

BOXROOM Approx. 8'9" x 5'4"

This room also has oak flooring.

SHOWERROOM

Fitted with a shower cubicle housing and electric shower

VIEWING

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

SURVEYORS

Please contact solicitors on (0131) 554 6321.

POST CODE

EH6 4DE

OFFERS

A Fixed Price of £105,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.

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.



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.