



**3 - (FLAT 5) CABLES WYND, LEITH
SECOND FLOOR FLAT**



**LIFT LEVEL 2 - ENTRY PHONE 3/5
FIXED PRICE £157,500**

This superb second floor light and airy flat merits internal viewing to be fully appreciated. The property has just been freshly decorated and is being presented to the market in immaculate condition throughout. Pleasantly situated within an exclusive development with an outlook to the front along Yardheads and to the side over the communal landscaped garden seating area.

Further benefits of this spacious property include secure entry system, lift with access to all floors, underground secure private parking, double-glazing and gas central heating.

The accommodation in brief comprises: welcoming broad entrance hall, dining lounge with ornamental balcony and open plan to stylish modern kitchen with appliances, master bedroom with en-suite bathroom, further double bedroom and shower-room.

The Area:

The property is situated in the area of Leith and on the doorstep of excellent amenities. Leith has a real sense of community and is situated to the East of the City Centre. The nearby Cosmopolitan area of The Shore offers a fine selection of restaurants, bistros and bars. The Ocean Terminal with over 70 shops and free undercover parking offers everyday essentials plus special treats including spa and beauty care, bars, restaurants and a multi-screen cinema. 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.

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The property is entered via a well-kept common stair with secure entry system and lift access to the second floor. The landing to the flat is shared with two other properties.

HALL

This long and generous hall with laminate flooring is a pleasant introduction to the property and gives access to all the accommodation. There is a storage cupboard also housing the gas meter and electrical switchgear.

DINING LOUNGE OPEN PLAN TO KITCHEN Approx. 19'2" x 14'1"

The kitchen area is fitted with a good quality range of high gloss wall units with under pelmet lighting and base units complete with complementary work surfaces. The appliances include a stainless steel



gas hob with overhead chimney style extractor and electric oven, integrated automatic washing machine and the tall fridge freezer is also to be included in the sale. There is stylish tiling to the splashback areas, laminate flooring, and inset ceiling downlights and a stainless steel sink and drainer.

The lounge area has French doors to an ornamental balcony and gives a pleasant outlook along Yardheads. There is also space for formal dining.

MASTER BEDROOM Approx. 17'5" (into door) x 12'2"

As you will see by the dimensions this is a generous room with a pleasant outlook to the side over the communal courtyard seating area. There are two storage cupboards one of which houses the central heating boiler.

EN-SUITE BATHROOM Approx. 7'4" x 6'11"

An internal room with the fittings comprising a bath with mains shower over, wall hung WC and counter sunk wash hand basin. Attractive tiling to the splashback areas, tiled floor, inset ceiling downlights, heated towel rail and wall light with shaver point.

DOUBLE BEDROOM 2 Approx. 19'6" (into door) x 9'

Also of good proportions and situated to the front of the property. This room also has a storage cupboard.

SHOWER ROOM Approx. 7'4" (into shower) x 5'10"

Also internal and fitted with a large shower cubicle housing a mains shower, WC with concealed cistern, counter sunk wash hand basin and heated towel rail.

GARDENS & PARKING

There is an attractive well-maintained communal garden area and secure resident's parking is available and can be accessed from the ground level.

EXTRAS

The sale includes the aforementioned fridge freezer (no warranties will be given), blinds and carpets.

VIEWING

Sunday 2-4pm or by appointment please call seller direct on 07801 283 573 or Beveridge & Kellas on 0131 554 6321.

POST CODE

EH6 6DU

FACTOR

The development is factored by Ross & Liddel who take care of general maintenance, lift, stair cleaning, lighting and block buildings insurance.

SURVEYORS

Please contact solicitors.

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 £157,500 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.