



**LEITH
3/5 CROWN STREET
SECOND FLOOR FLAT**



**ENTRYPHONE NO. 5
FIXED PRICE £150,000**

Exceptionally spacious and well presented second floor flat offering good family accommodation. The property is situated off Leith Walk and is conveniently placed for a host of local 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.

The property is situated within a well-kept common stair with secure entryphone and the accommodation in brief comprises hall, lounge, dining kitchen, 3 double bedrooms, shower-room and cloakroom/WC. In addition there is gas central heating, double-glazing, resident's parking, covered drying area and refuse chute.

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HALL

A generous hallway with laminate flooring, store cupboard coving, spotlights and access to all the accommodation. In addition there is a handy walk-in store-cupboard/study which is approx. 7' x 4'1" and offers ideal space for a small study area.

LOUNGE Approx. 15'7" x 11'5"

This sunny room has twin facing windows to the front of the property and a feature fireplace with wooden mantle which houses an electric flame effect fire.

DINING KITCHEN Approx. 13'1" x 10'3"

Another front facing double windowed room which has been fitted with an attractive range of wall and base units with complementary work surfaces and under pelmet lighting. There is also a halogen hob, electric oven, stainless steel 1 1/2 bowl sink and drainer, automatic washing machine and



dishwasher, which are both to be included in the sale. In addition there is vinyl flooring, coving, tiled splashbacks, shelved store cupboard and a second store cupboard housing the water tanks.

DOUBLE BEDROOM 1 Approx. 15' x 8'10"

A good-sized bedroom situated to the rear with laminate flooring and mirrored wardrobes with sliding doors.

DOUBLE BEDROOM 2 Approx. 15'1" x 7'6"

This room is also situated to the rear.

DOUBLE BEDROOM 3 Approx. 15' x 7'8"

Again to the rear of the property.

CLOAKROOM/WC Approx. 6'11" x 3'3"

The walls have been partially tiled incorporating a border inlay tile and there is a 2 piece suite comprising WC with concealed cistern and wash hand basin.

SHOWER ROOM Approx. 6'4" x 5'8"

This internal room has a 3 piece suite comprising counter

sunk wash hand basin with storage below, WC with concealed cistern and a double sized shower cubicle with splash-boarding and a Mira shower. The walls have been partially tiled incorporating an attractive border inlay tile, chrome ladder style radiator and tiled floor.

EXTRAS

To include the carpets, window blinds, light fittings along with the aforementioned automatic washing machine and dishwasher (no warranties will be given).

VIEWING

Sunday 2-4pm or by appointment telephone 07704 252921

SURVEYORS

Please contact solicitors (0131) 554 6321.

POST CODE

EH6 8LU.

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 £150,000 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.