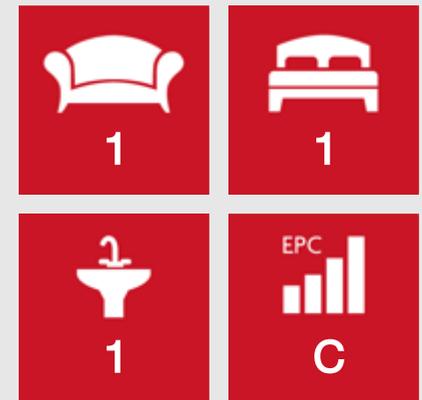




Thorntons
The right way to move

3/11, Primrose Street,
Edinburgh EH6 8DL





Summary

This well-proportioned third (top) floor flat is well placed within the ever-popular Leith district of Edinburgh, close to excellent local amenities and transport links. The layout provides comfortable proportions throughout and will appeal to first-time buyers, professionals, or investors seeking a centrally located city home. Offering bright and practical accommodation, the property extends to approximately 47 sq.m/511 sq.ft and comprises hallway, a generous living/dining room with open views, separate kitchen, double bedroom, and bathroom. Additional benefits include private attic storage, gas central heating, and double glazing.

Features

- Third floor (top) flat within popular Leith district
- Excellent local amenities nearby
- Strong public transport links including tram access
- Bright and well-proportioned accommodation
- Generous living/dining room with open views
- Separate kitchen
- Double bedroom
- Bathroom
- Private attic storage
- GCH; DG; On-Street Parking
- EPC C

Room Measurements

Living/Dining Room: 13'9" x 12'10" (4.18m x 3.92m)

Kitchen: 9'5" x 6'11" (2.86m x 2.11m)

Bathroom: 5'9" x 5'8" (1.75m x 1.72m)

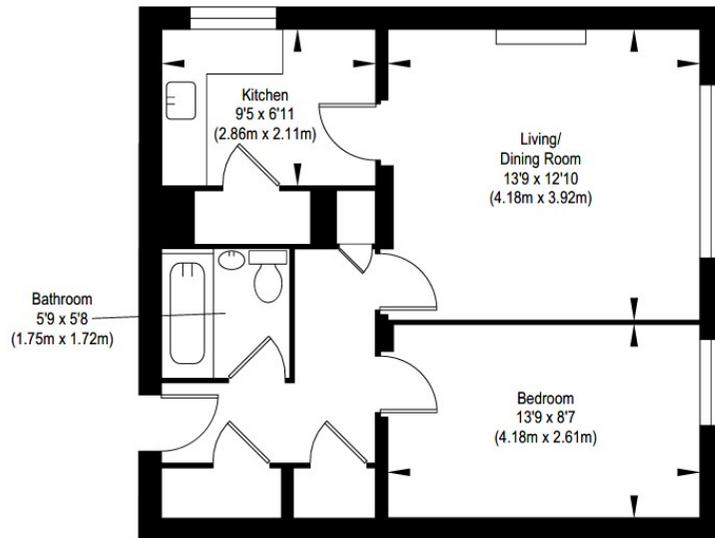
Bedroom: 13'9" x 8'7" (4.18m x 2.61m)



Floorplan



Approx. Gross Internal Floor Area 47 Sq M / 511 Sq Ft.



3rd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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