



## 16 Bangor Road, Edinburgh, EH6 5RT

Well-Presented, Three-Storey, Five-Bedroom, Mid-Terrace Family Home

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# Property Description

Well-presented, three-storey, five-bedroom, mid-terrace family home with a private garden. Located in the popular Leith area, north east of Edinburgh city centre.

Comprises an entrance hall, kitchen/diner, five double bedrooms, a family shower room and a ground-floor WC.

Highlights include a quality kitchen with integrated appliances and a stylish modern shower room with quality sanitaryware and tiling. In addition, there is gas central heating, double glazing, ample space throughout and excellent integrated storage provision.

A spacious and private rear garden with low-maintenance astroturfing and a useful storage shed, along with a driveway at the front.

A welcoming entrance hall provides access to all ground-floor rooms. The spacious kitchen and dining area features wood-effect flooring, a central light fitting, stone-effect worktops, a tiled splashback surround, a sink with drainer, and a built-in storage cupboard, with patio doors opening directly to the private rear garden. Appliances include an integrated oven and gas hob with a canopy extractor above. Also on this level are a carpeted bedroom and a convenient WC.

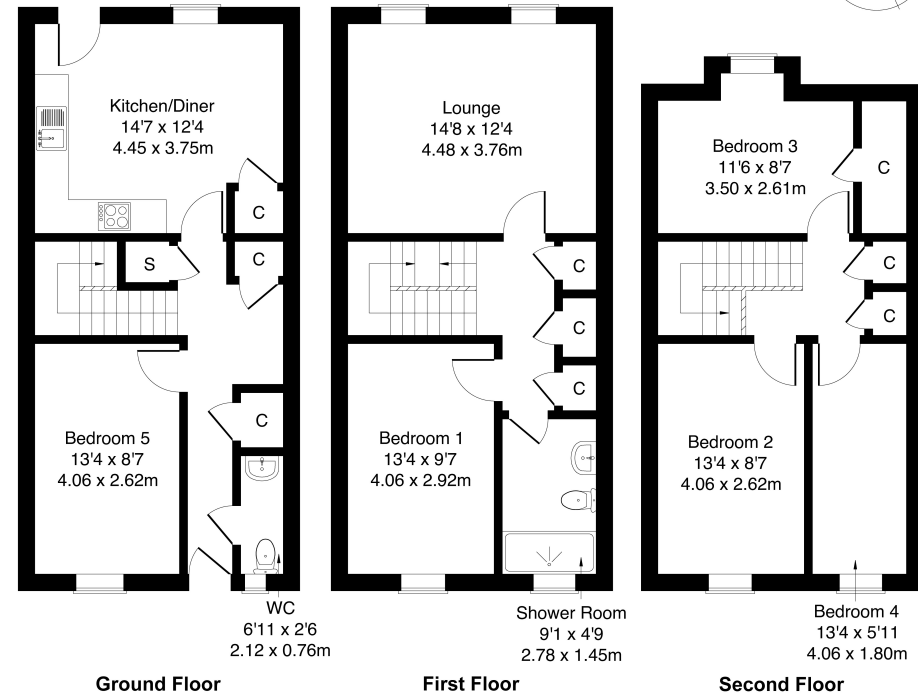
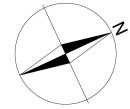
On the first floor, set to the rear, a bright and comfortable carpeted lounge enjoys recessed windows with brickwork detail below and a central light fitting. Across the hall, a further carpeted bedroom is positioned beside a contemporary fitted shower room, complete with tiled flooring, tiled splashback, spotlighting, and a rainfall showerhead. The first-floor hall also benefits from three built-in storage cupboards.

The second floor offers three additional carpeted bedrooms, including one with a Velux window allowing natural light to fill the space. These rooms provide flexibility for use as bedrooms, a home office, or hobby rooms, making the upper level a versatile addition to the home.



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Approximate Gross Internal Area: (1356 sq ft - 126 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

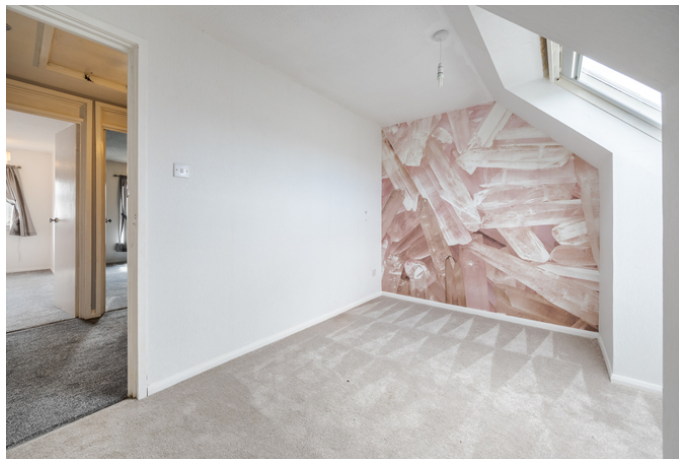
Leith is a vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and multi-

cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.













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