



## 18 Summerfield Place, Edinburgh, EH6 8AZ

Beautifully Presented & Spacious, One-Bedroom, Main Door, Ground-Floor Flat with Private Garden

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# Property Description

Beautifully presented and spacious, one-bedroom, main-door ground-floor flat with a private garden, set in a quiet and desirable cul-de-sac. Forming part of Edinburgh's sought-after and historic stone-built colonies, located in the Leith Links area, northeast of the city centre.

Comprises a vestibule and hallway, a living/dining room, a kitchen, a double bedroom, a shower room and a WC.

Highlights include tasteful decor throughout with continuous contemporary flooring, a fitted kitchen, and modern bathroom suites. In addition, there is gas central heating, sash and case windows, tall ceilings, and period cornice work.

Externally, the property benefits from an enclosed private garden to the front, including a storage shed, patios and established shrubbery.

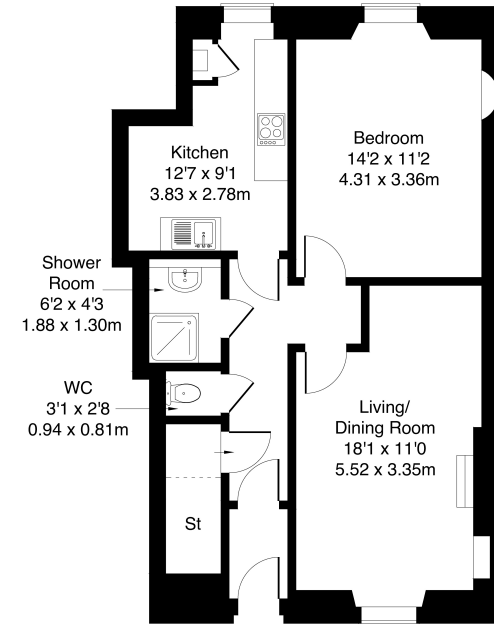
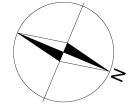
A welcoming entrance vestibule opens into the hallway, affording access throughout the property, including a convenient storage cupboard. A spacious living room is tastefully finished with a period cornice, a ceiling rose and a pendant light fitting, an 'Edinburgh press' with shelves, and wood effect flooring continuing from the hall. Set to the rear, the kitchen is fitted with modern wall and base units, stone effect worktops, a tiled surround and a sink with a drainer.

The generous double bedroom is set to the rear, offering plenty of space for freestanding furnishing, finished with light decor, wood effect flooring, period cornice and an 'Edinburgh Press'. Completing the accommodation, set internally off the hall, a modern shower room has tiled flooring, tiled splash walls and a sink; whilst the WC is set separately.



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Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



Ground Floor

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

# Area Description

The Leith Links district is most famous for its open parklands, one of Edinburgh's larger green spaces, with other leisure opportunities including Seafield Recreation Ground and Craigenfinny Golf Course. The fashionable Shore district can be found around a mile away, with its fine selection of Michelin-starred restaurants, and the Ocean Terminal retail complex a little further beyond offers a multi-screen cinema, gym, spa, and a wide choice of high-street retailers and restaurants. Leith

Walk, Easter Road, and Great Junction Street all lie within a mile's radius or so, offering a wealth of restaurants, cafés, bars, and supermarkets. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the recent tram extension between Edinburgh Airport and Newhaven.





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