



Property Description

Characterful and tastefully presented, southerly-facing two-bedroom, mid-terrace house with a driveway and garden. Set in a quiet residential cul-de-sac, located in the Leith Links area, lying to the north east of Edinburgh's city centre.

Comprises: an entrance hall, living/dining room, kitchen, two double bedrooms, and a shower room.

Stylish city accommodation, close to vast open green spaces, with super transport links, and excellent local amenities.

Highlights include a stylish fitted kitchen and bathroom suite, a wood-burning stove, and a floored loft offering potential conversion. In addition, there is gas central heating, double glazing, front-facing bay windows, and modern flooring.

Externally, there is a mono-blocked driveway to the front, whilst an enclosed low-maintenance rear garden includes patio decking.

A welcoming entrance hall offers direct access to the living/dining room and the staircase rising to the first floor. The generously proportioned living/dining room is a warm and inviting space, featuring attractive wood-effect flooring and a characterful wood burner that creates a cosy focal point. There is ample space for both comfortable seating and a dining table, making it ideal for everyday living and entertaining, while a built-in storage cupboard provides practical storage. The modern fitted kitchen is finished with tiled flooring, stone-effect worktops and a complementary tiled splashback. It is well arranged with a sink and drainer and benefits from a door providing direct access to the rear garden. Integrated appliances include an oven and a gas hob with a canopy extractor above.

On the first floor, the principal bedroom is a well-sized double room, featuring carpeted flooring, a contemporary column radiator and a built-in wardrobe with mirrored sliding doors, offering excellent storage while enhancing the sense of space and light. The second bedroom, also carpeted, is a versatile room suitable for use as a guest bedroom, home office or nursery, with space for freestanding furniture. Completing the accommodation is a newly modern fitted shower room, comprising tiled flooring and a tiled splashback surround, a central light fitting, a rainfall showerhead, and a ladder-style radiator.



3 Prospect Bank Gardens, Edinburgh, EH6 7PA

Approximate Gross Internal Area: (700 sq ft - 65 sq m.)

Shower Room
6'2 x 6'0
1.87 x 1.83m

Kitchen
14'7 x 6'4
4.45 x 1.92m

Living/Dining Room
16'8 x 11'9
5.09 x 3.57m

C

Ground Floor

Bedroom 2
10'9 x 8'4
3.28 x 2.54m

Bedroom 1
12'7 x 12'1
3.84 x 3.69m

W

First Floor

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

Area Description

Leith Links is best known for its expansive parklands, one of Edinburgh's largest green spaces, providing plenty of outdoor leisure opportunities. Nearby, Seafield Recreation Ground and Craigtinny Golf Course offer additional options for sport and recreation. Just about a mile away is the fashionable Shore district, celebrated for its Michelin-starred restaurants, while Ocean Terminal retail complex is a little further on, featuring a multi-screen cinema, gym, spa, and a variety of high-street shops and eateries. Within a

similar radius, Leith Walk, Easter Road, and Great Junction Street provide a rich mix of restaurants, cafés, bars, and supermarkets. The area has several primary schools, with secondary education available at Leith Academy. Leith Links benefits from strong transport connections, with good road access via the A199 and A900, frequent bus services along Leith Walk, and the recent tram extension linking Edinburgh Airport to Newhaven passing through the area.







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