



**Thorntons**  
The right way to move

9/17, Couper Street, Edinburgh  
EH6 6HH







## Summary

A spacious and centrally located third floor flat with lift featuring a hallway with two cupboards, open plan large kitchen/sitting room, 2 double bedrooms and internal bathroom. Practical attributes include electric heating - there is no gas in the property. This property would make an ideal first time buy or buy to let property. Please note a factoring fee is payable. Couper Street is located in the vibrant Leith district of Edinburgh, a popular area known for its mix of historic charm and modern living. The area is well-served by regular bus routes and the Edinburgh Tram network, providing easy access to the city centre and beyond, while nearby cycle paths connect to scenic routes along the Water of Leith and out to the coast.

## Features

- Third floor apartment
- Spacious living/dining area
- Separate kitchen
- Two bedrooms
- Modern bathroom
- Electric Heating; EPC - D
- Double glazing
- Lift
- A quarterly factoring fee is payable to James Gibb, the Factors.

## Room Measurements

Hall: 21' 1" x 5' 1" (6.43m x 1.55m)

Living/Dining Room: 16' 7" x 9' 10" (5.05m x 3.00m)

Kitchen: 9' 6" x 8' 5" (2.90m x 2.57m)

Bedroom: 11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom: 12' 11" x 6' 8" (3.94m x 2.03m)



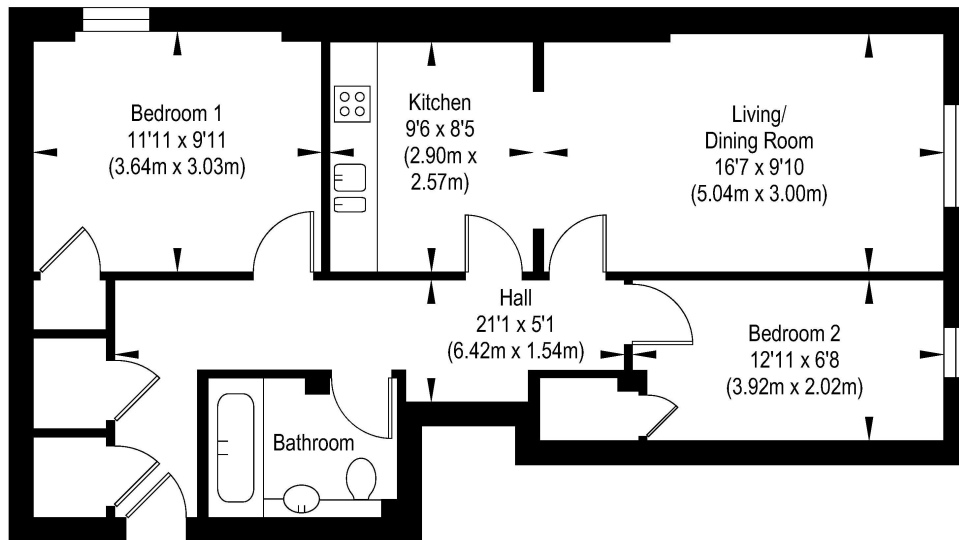


# Floorplan



Approx. Gross Internal Floor Area 62.61 Sq M / 674 Sq Ft.

Third Floor



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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