



Estate Agents and Solicitors

## 3/2 Largo Place, Leith, Edinburgh, EH6 4AG

Light & Tastefully Presented, One-Bedroom, First-Floor Flat

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# Property Description

Light and tastefully presented, one-bedroom, first-floor flat, forming part of a traditional stone-built terrace. Set adjacent to the open spaces of Keddie Gardens and within easy access to the Water of Leith, in a quiet cul-de-sac, conveniently located in the Leith area, north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, a double bedroom, a utility cupboard, a WC, and a shower room.

Highlights include continuous quality hardwood flooring, a fitted kitchen with appliances, and stylish modern bathroom suites. In addition, there is gas central heating, slimline radiators, and double glazing including a lounge bay window.

This characterful period building includes a secured entry system, a well-maintained and secluded shared garden to the rear, and zoned parking to the front.

A welcoming entrance hall affords access throughout the majority of the property and features ample space for outerwear. Set off the kitchen, with hardwood flooring continuing from the hall, a spacious living room offers room for dining, and features a central light fitting with a ceiling rose, cornice plasterwork, and a large bay window with a southerly aspect, enjoying plentiful natural light and super park views.

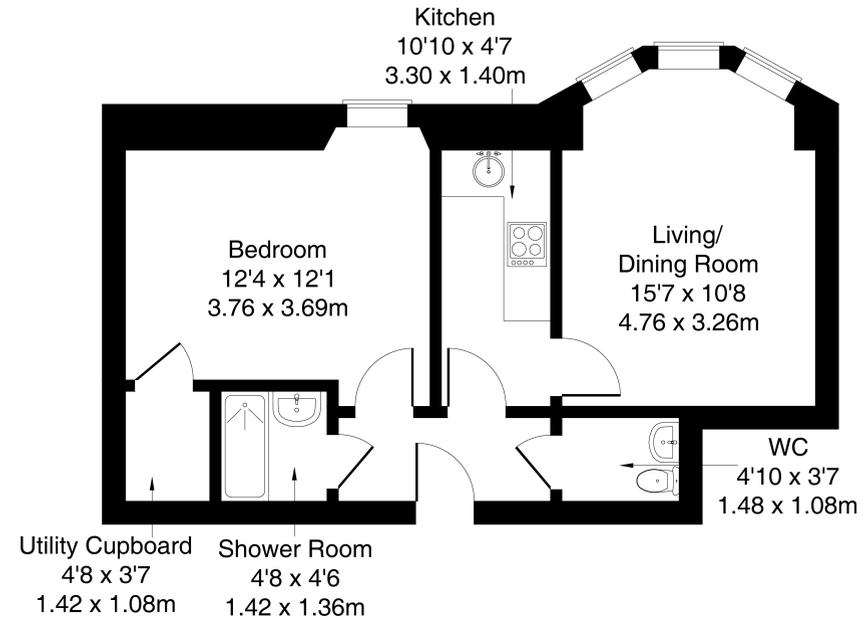
A modern kitchen is fitted with wall and base units, worktops, a tiled surround, a sink, an integrated gas hob and oven, and a freestanding dishwasher. Also included in the sale, the washing machine and tumble dryer are housed in the utility.

A tastefully finished double bedroom also features hardwood flooring and a central light fitting with a ceiling rose and cornice plasterwork. Set off the bedroom, the utility offers space for storage, as well as appliances. Completing the accommodation, a stylish separate WC and shower room, are fitted with modern suites with matching tiled splash walls, tiled flooring and ladder-style radiators.

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### 3/2 Largo Place, Edinburgh EH6 4AG

Approximate Gross Internal Area: (441 sq ft - 41 sq m.)



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 is a renowned and historic port area of Edinburgh, and a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high-street names, restaurants, gyms, and multi-screen cinemas. There are numerous public parks and

squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway, ideal for walks, cycling and running. 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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### Head Office

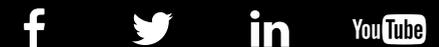
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