



3/4 Leamington Road, Edinburgh, EH3 9PD

Well-Presented & Bright, One-Bedroom, First-Floor Flat

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Property Description

Well-presented and bright, one bedroom, first-floor flat, forming part of a traditional stone built tenement. Set on a quiet side street, conveniently located adjacent to the Union Canal, in the popular Bruntsfield area, just west of Edinburgh's city centre.

Comprises an entrance hall, living room, kitchen, double bedroom, and a shower room.

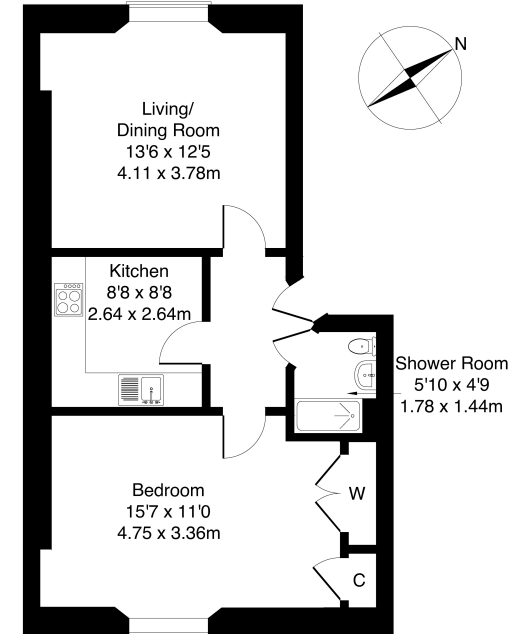
Features include a fitted kitchen with appliances, period cornice work, wood panelled doors, contemporary flooring, double glazing, gas central heating, tall ceilings, TV and telephone points.

Ideally placed for the business district, it also offers a secure entry system, a shared garden, and zoned on-street parking to the front and surrounding streets.

The entrance hall provides access throughout and includes a secure entry handset. A spacious front-facing living room boasts period cornice work, wood-effect flooring, and an open-shelved press, with ample space for lounge and dining furniture. The well-equipped, internally set kitchen features stone-effect worktops, a stainless steel sink with drainer, a tiled surround, a fridge, a washing machine, and an electric cooker.

A generous rear-facing double bedroom benefits from carpeted flooring, a built-in wardrobe, and a store cupboard. Completing the home, the stylish shower room is set internally off the hall, fitted with a modern two-piece suite, an integrated cubicle, and tiled splash walls.

mov⁸ REAL ESTATE Flat 4, 3 Leamington Road, Edinburgh EH3 9PD
Estate Agents and Solicitors Approximate Gross Internal Area: (538 sq ft - 50 sq m.)



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

Area Description

Located in the sought-after Bruntsfield area, this property offers an excellent city lifestyle, just west of Edinburgh's centre. The nearby Union Canal provides scenic walks, while the area is well-served by independent shops, cafes, bars, and restaurants. Bruntsfield Links and The Meadows offer green spaces for recreation. Excellent

transport links, including bus routes and cycle paths, provide easy access to the city centre and business district. With a vibrant community atmosphere and convenient amenities, Bruntsfield is a prime location for professionals and students alike.





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