



30/1, Arthur Street, Edinburgh, EH6 5DD

Tastefully Presented & Spacious, Three-Bedroom, Ground Floor Flat

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Property Description

Tastefully presented and spacious, three-bedroom, ground-floor flat, set in an established residential development. Conveniently located in the Leith area, just off the iconic Leith Walk, to the north of Edinburgh city centre.

Comprises a vestibule, hallway, living room, dining/kitchen, three flexible bedrooms, a WC and a family bathroom.

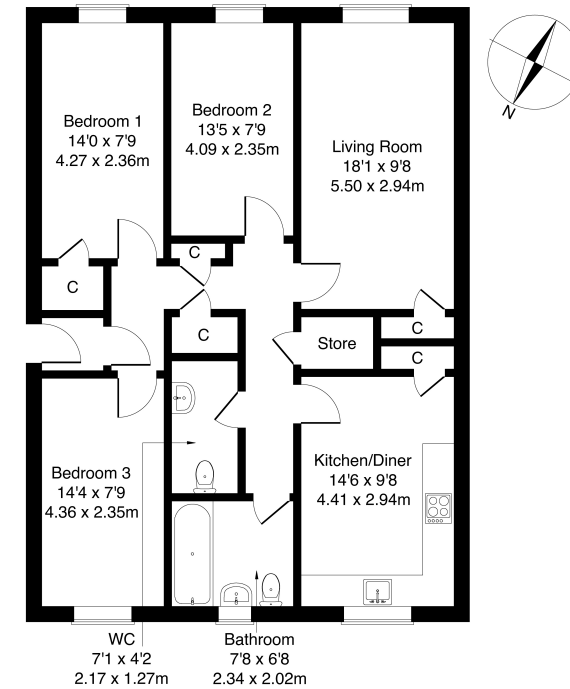
Updated and refurbished for the market with a new kitchen, bathroom, flooring, and gas central heating boiler. Finished in neutral decor and with superb storage provision, there are also updated internal doors and double-glazing windows.

The development also includes a secured entry system, an allocated store room in the stairwell, and an enclosed shared green to the rear.

A welcoming entrance vestibule opens into the hall, affording access throughout the property, and features superb storage provision with two built-in cupboards and a large store room. Set to the front, a spacious lounge enjoys a southerly aspect allowing plentiful natural light and features carpeted flooring, a built-in cupboard, and a feature fireplace. A stylish kitchen is set to the front and offers space for dining furniture; whilst modern fitted units include stone effect worktops, a tiled surround, a sink with a drainer, a gas cooker, a fridge/freezer and a washing machine.

Three flexible double bedrooms are similarly well-sized and finished, with carpeted flooring and light decor, whilst bedroom one also includes a built-in cupboard. Completing the accommodation, set to the rear, the bathroom is fitted with a modern three-piece suite including a shower over the bath, panelled splash walls, and wood effect flooring; whilst a separate convenient WC is set internally off the hall.

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Approximate Gross Internal Area: (958 sq ft - 89 sq m.)



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. 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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