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2/8, Fox Street, Leith, Edinburgh, EH6 7HN

Beautifully-Presented Two Bedroom, Third (top) Floor Flat

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Property Description

Beautifully-presented two bedroom, dual-aspect flat set on the third (top) floor of a modern apartment block, and located in a residential development in the popular Leith district, to the north-east of Edinburgh.

Comprises: an entrance hall, living/dining room, kitchen, master bedroom with en-suite shower room, a further double bedroom, and a bathroom.

Features include timber framed double glazing, electric heating, TV and telephone points, and excellent integral storage provision including a large partially floored attic. The property has been redecorated and re-carpeted to a high standard in the hall, living room and both bedrooms. In addition, there is a secure entry system to the building and residents' parking spaces to the front.

The entrance hall, serving each room within the flat, has carpeted flooring, the entryphone handset, and a generously sized storage cupboard which houses a freezer. To the front of the property, the bright and spacious living room offers carpeting, pendant lighting, ample room for freestanding lounge and dining furniture, and a bay window affording plenty of natural light.

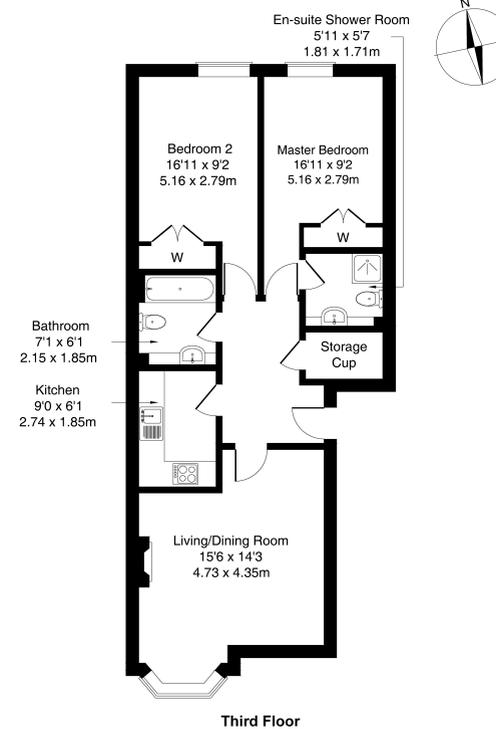
Set internally off the hall, the kitchen is fitted with contemporary units, wood-effect worktops and a stainless steel sink, with integrated appliances including a ceramic hob, electric oven, a freestanding fridge and a washing machine.

The master bedroom features a built-in wardrobe and an en-suite shower room fitted with a two-piece suite and a cubicle with an electric shower, while the second bedroom is similarly well-proportioned and also offers carpeted flooring and a built-in wardrobe. Completing the accommodation, the bathroom is fitted with a white three-piece suite with a mixer tap shower over the bath, stylish tiled flooring, and splash walls.

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Approximate Gross Internal Area: (753 sq ft - 70 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 is a vibrant city location with a mix of traditional and modern residential properties. A high amenity area, there is extensive convenience and specialist shopping, with a new ALDI on Commercial Street Tesco superstore on Duke Street, Lidl on Easter Road, and an ASDA at Sandpiper Drive. The Shore area also offers a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst the Ocean Terminal complex

has many high-street names, restaurants, a Marks & Spencer Foodhall, gym, and a multi-screen cinema. There are numerous public parks and squares, including the expansive Leith Links and The Water of Leith Walkway. There are many frequent bus services, and the area is well-served by a number of primary schools, with secondary schooling at Leith Academy, just south of Leith Links.





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