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11/7 Bathfield, Leith, Edinburgh, EH6 4ED

Light & Tastefully Presented, One Bedroom, Third (Top) Floor Flat

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Property Description

Light and tastefully presented, one-bedroom, third (top) floor flat of an established residential development. Located in a quiet and leafy cul-de-sac, in the popular Leith area, north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, a double bedroom and a bathroom.

Highlights include a modern fitted kitchen, a bright bathroom suite, contemporary flooring, HIVE gas central heating and double-glazed windows. In addition, there is a secured entry system and good storage including bedroom wardrobes and a loft space.

Well-placed for The Shore, Ocean Terminal and the new tram line extension, there is also unrestricted residential parking within the development.

A welcoming entrance hall affords access throughout the property, as well as the loft space and features wood-effect flooring, the secured entry handset and a pendant light fitting. Set to the front, a good-sized public room can accommodate lounge and dining furniture and includes wood-effect flooring, a wall-mount TV point, and separate light fittings for the lounge and dining area.

The stylish kitchen is set to the southerly facing aspect, and features a built-in store cupboard; whilst modern fitted units include wood-effect worktops, a sink with drainer, a tiled surround, and an integrated oven and gas hob.

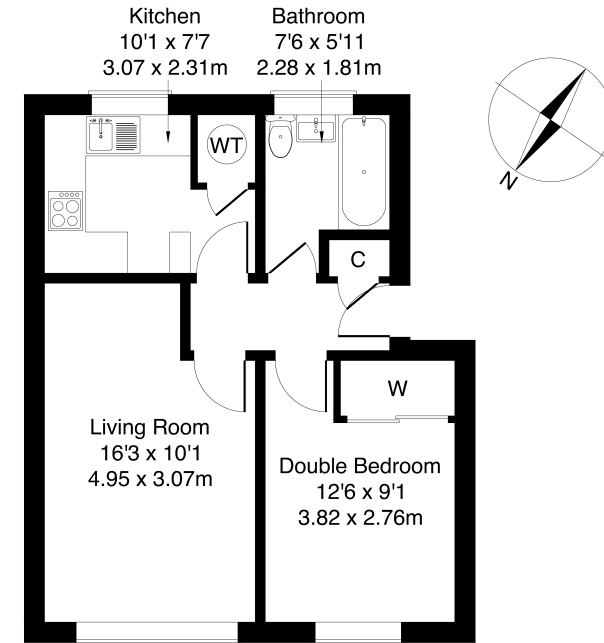
A tastefully presented bedroom features wood-effect flooring and a built-in wardrobe with mirrored sliding doors; whilst completing the accommodation, the bathroom is fitted with a three-piece suite, including a shower unit over the bath and tiled splash walls.

Some furnishings and items of furniture may also be available for sale by negotiation



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



Third 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 is a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout, including a 24-hour ASDA. 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, as well as Victoria Park. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy and Trinity Academy. With good road links including the A199 and A900, frequent bus services are available from Lindsay and Newhaven Road, and Commercial Street, as well as the recently completed tram line extended to Newhaven.





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