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39 Comhill Terrace, Leith Links, Edinburgh, EH6 8EJ

Tastefully Presented and Flexible, Traditional, One-Bedroom, Ground-Floor Flat

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Property Description

Tastefully presented and flexible, one-bedroom, ground-floor flat, with private gardens. Located in the vibrant Leith Links area, north of Edinburgh's city centre.

Comprises a vestibule, hallway, living room, kitchen, flexible utility/store, double bedroom and shower room.

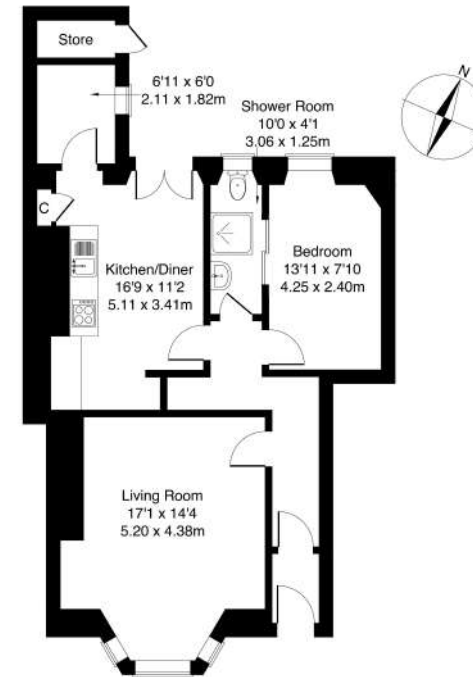
This impressive, period property features tall ceilings, a front-facing bay window, varnished, hardwood flooring, period cornice work and stripped wood doors. Additional features include a modern, integrated kitchen and wet-room style bathroom, gas central heating, and double-glazed sash and case windows. Further features include full wheelchair accessibility, a height-adjustable kitchen worktop and a convenient, slide-and-hide oven.

Externally there is a private patio garden to the front, whilst to the rear is a secluded patio garden, with a wood-decked patio, raised planting beds and access to an external store.

A generous vestibule features a period mosaic tiled floor, and opens to an L-shaped hallway giving further access to the main rooms and offering cloak/storage space. To the front is an impressive southerly-facing room featuring a bay window, ornate cornice work, a gas fireplace, with decorative surround, a press cupboard and a central pendant light fitting. Rear-facing, a spacious kitchen has French doors to the rear garden and offers space for dining furniture and the potential for a two-bedroom/one-public room orientation. Fitted kitchen units include a height-adjustable, stone-effect worktop, with a matching upstand, a sink with a drainer, an integrated fridge/freezer, a washing machine, a dishwasher, a slide-and-hide oven and a ceramic hob. Set off the kitchen is a flexible room offering a potential, separate utility room, office or store room.

A double bedroom is also rear-facing, and has varnished hardwood flooring and a central pendant light fitting. A shower room, with convenient access from both the bedroom and the hall, is generously proportioned, offering ample space for conversion to a family-style bathroom if desired.

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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



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

Area Description

The Leith Links district is most famous for its open parklands, one of Edinburgh's larger green spaces, with other leisure opportunities including Seafield Recreation Ground and Craightinny Golf Course. The fashionable Shore district can be found around a mile away, with its fine selection of Michelin-starred restaurants, and the Ocean Terminal retail complex a little further beyond offers a multi-screen

cinema, gym, spa, and a wide choice of high-street retailers and restaurants. Leith Walk, Easter Road, and Great Junction Street all lie within around a mile's radius, offering a wealth of restaurants, cafés, bars, and supermarkets. There are frequent bus services in the area, as well as a number of primary schools, with secondary schooling at Leith Academy.





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