



## 12 Thomtree Street, Leith, Edinburgh, EH6 8PX

Well-Presented Two Bedroom, Main Door, Ground Floor Flat

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# Property Description

Light and well-presented two-bedroom, main door lower flat, with a private patio garden and an allocated parking space. The property is conveniently located in the popular Leith area, north-east of Edinburgh city centre.

Comprises: an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen, double glazing, electric heating, and good storage including built-in wardrobes for both bedrooms.

Externally, there a patio garden to the rear, with a well-kept shared green beyond, resident's parking to the front and additional unrestricted street parking. An external store is located to the front of the flat, containing shelving and a tumble dryer.

The hall gives access to all rooms except the kitchen and has carpeted flooring and ample space for outerwear. A good-sized public room can accommodate both lounge and dining furniture and includes carpeted flooring, two ceiling light fittings, and a glazed door leading out to the garden offering dual-aspect natural light.

Set off the living room, the kitchen includes traditional-style units, stone-effect worktops, a tiled surround, a sink with drainer, a washing machine, fridge/freezer, and an electric cooker.

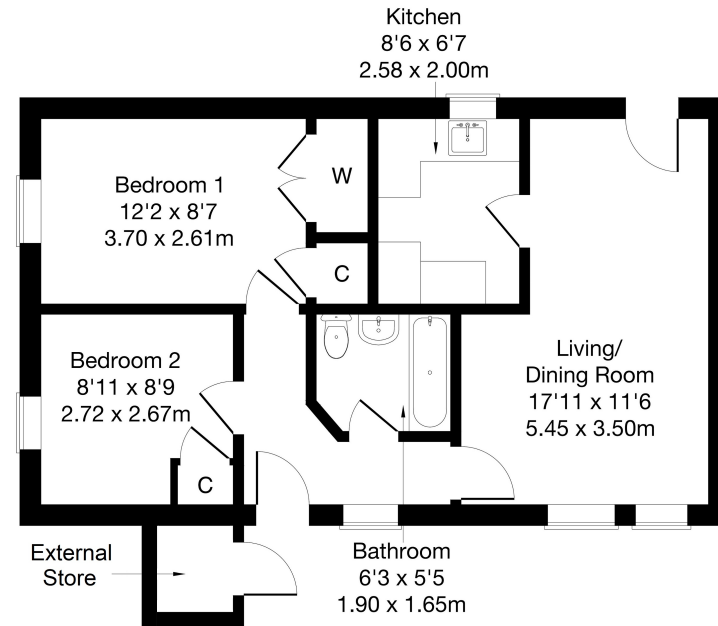
Both bedrooms are set to the westerly-facing aspect and include built-in store cupboards, carpeted flooring, and central light fittings, with the larger bedroom also offering a built-in wardrobe.

The bathroom is set internally off the hall and is fitted with a three-piece suite, and includes a shower unit above the bath and contemporary wall paneling.

A Virtual 360 Tour available online.



12 Thorntree Street, Leith, Edinburgh EH6 8PX  
Approximate Gross Internal Area: (549 sq ft - 51 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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