



19 Prospect Bank Gardens, Leith Links, Edinburgh, EH6 7PA

Tastefully Presented & Spacious, Two-Bedroom, End-Terrace Home with Garden & Driveway

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Property Description

Tastefully presented and spacious, two-bedroom, end-terrace villa, with a garden and a driveway. Located in a quiet cul-de-sac, in the popular Leith Links area, northeast of Edinburgh city centre.

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

Highlights include a fitted kitchen with appliances, a stylish bathroom, contemporary flooring, a multi-fuel stove and a bay window for the lounge, gas central heating and double glazing.

Furthermore, there is a generous, fully floored loft and a garden office with power, rendered walls and insulation, both providing superb additional spaces.

Externally, the property benefits from a driveway to the front, and a secluded rear garden including a lawn, patio, the garden office, a large bespoke-built storage shed, a log store and a raised bed.

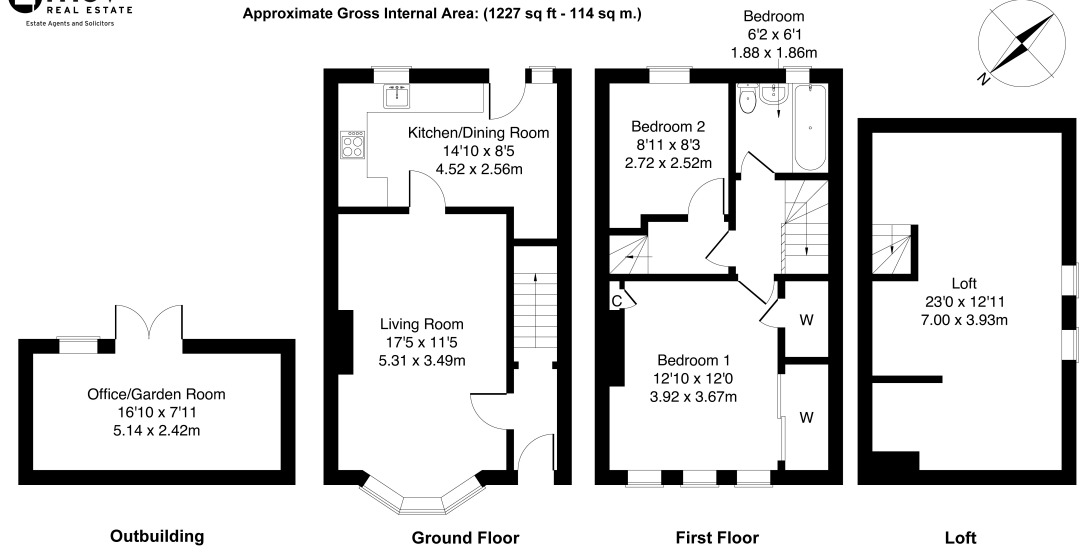
A welcoming entrance hall provides storage space and access to the living room, featuring a bay window, a multi-fuel stove with a rustic wood surround, and modern wood-effect flooring. The bright dual-aspect dining/kitchen is set to the rear, offering contemporary fitted units, a tiled splashback, and a range of appliances, including a washing machine, dishwasher, and a cooker unit with a gas hob, while featuring a door leading directly to the private rear garden.

Upstairs, the carpeted landing provides access to two well-proportioned double bedrooms, with the front-facing principal bedroom benefitting from built-in wardrobes. The stylish bathroom boasts a traditional suite with a mains shower over the bath, tiled splash walls, and a ladder-style radiator. A staircase leads to a generous, fully floored and rendered loft, which features spotlighting and two Velux windows, creating a flexible additional space.



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Approximate Gross Internal Area: (1227 sq ft - 114 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 renowned for its expansive parklands, one of Edinburgh's largest green spaces, with additional leisure options within proximity including Holyrood Park and Arthur's Seat, while Meadowbank Sports Centre provides a range of sports facilities, and a short drive away, Portobello is renowned for its extensive sandy beach and seafront promenade. The trendy Shore area is just a mile away, home to Michelin-starred restaurants, while the Ocean Terminal retail

complex, a bit further, offers a cinema, gym, spa, and a variety of shops and eateries. Leith Walk, Easter Road, and Great Junction Street are all within a mile, boasting numerous restaurants, cafés, bars, and supermarkets. The area benefits from excellent primary schools and secondary education at Leith Academy. Well-connected by road (A199 and A900) and frequent bus services from Leith Walk, it also benefits from the recent tram extension linking Edinburgh Airport to Newhaven.





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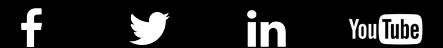
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