



2b Casselbank Street, Leith, Edinburgh, EH6 5HA

Beautifully-Presented Four Bedroom Double Upper Villa

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Property Description

Beautifully-presented, four bedroom, double upper villa on the third and fourth floors of a traditional tenement-style building. Set on a quiet residential side street, the property is located in Leith, to the north of Edinburgh city centre.

Comprises: an entrance stairway, hall, living room, dining kitchen, four double bedrooms, a bathroom, en-suite shower room and a WC.

Features include uPVC and timber framed double glazing, gas central heating, a secure entry system, a fitted kitchen with appliances, and TV and telephone points. Further features include a shared courtyard to the rear, with ample unrestricted on-street parking to the front and on surrounding streets.

The second floor entrance leads up to the spacious third floor hall which has a storage cupboard, laminate flooring and serves each room on the floor. Set to the front, the bright living room features a recessed window, laminate flooring, coving, and space for lounge furniture.

With ample room for dining furniture, the kitchen is fitted with modern wall and base units with stone-effect worktops, a tiled backsplash, and a stainless steel sink. Appliances include an integrated gas hob, double electric oven, extractor hood, dishwasher, fridge/freezer and a freestanding washing machine.

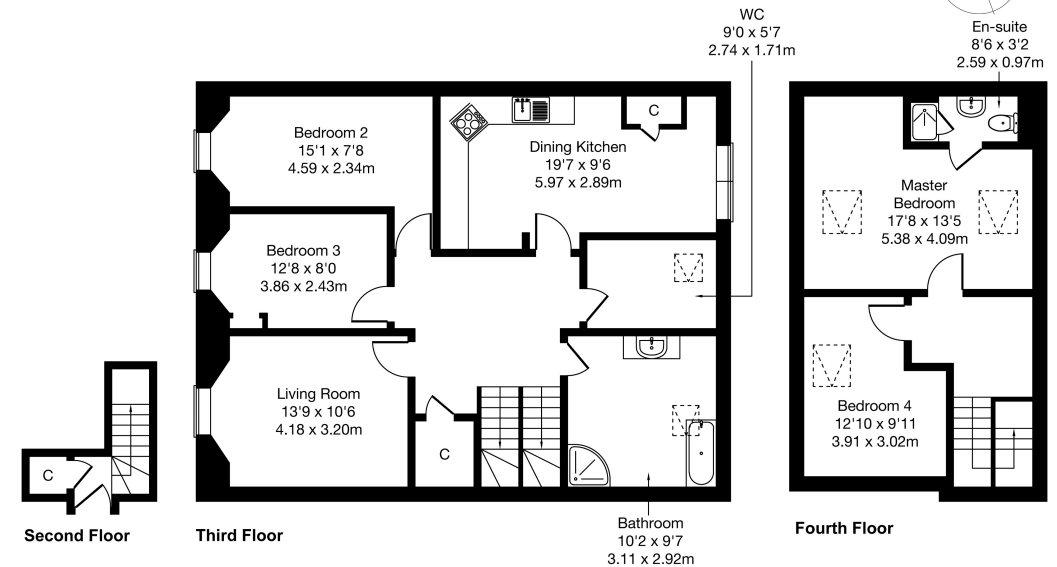
Bedrooms two and three are set to the front, both including carpeted flooring and ample space for freestanding bedroom furniture. The large bathroom is fitted with a traditional-style suite and a separate shower cubicle, whilst the adjoining WC has a modern two-piece suite.

On the fourth (top) floor, the generous master bedroom has an en-suite shower room, aspects to the front and rear, including rooftop views of Arthur's Seat and Calton Hill, as does similarly well-finished bedroom four.



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Approximate Gross Internal Area: (1378 sq ft - 128 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 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 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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