



lindsays

26/7 Links Gardens
Leith Links, Edinburgh, EH6 7JG

"Commanding superb views across Leith Links, a stunning top floor flat with a traditional yet contemporary interior"

- Hall
- Lovely elegant bay windowed sittingroom
- Stunning fitted kitchen/diningroom
- Utility room
- Double bedroom with open aspect to the rear
- Stylish showerroom
- Gas central heating

EPC Rating D

OFFERS OVER £195,000



Description

Enviably located in with frontage and stunning views to Leith Links, this superb top floor flat forms part of a quiet cul-de-sac minutes from all the area has to offer. The elegant sittingroom is flooded with light from a deep bay window, the contemporary kitchen/diningroom comes complete with integrated appliances, the double bedroom is quietly located to the rear and again enjoys a pleasant open aspect and the superb showerroom is both contemporary and practical. Additional benefits include gas central heating and the flat is beautifully presented throughout.

Area

Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to the Scottish Office and The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants, bars and bistros all within walking distance. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco. In addition, the Ocean Terminal Shopping Mall plays host to a number of High Street names, as well as a multi screen cinema and several popular eateries. There is a 24 hour Asda at nearby Newhaven, where there is also a pretty little harbour and a David Lloyd Leisure Centre. There are also various local access points to the city's cycle path network and the Water of Leith walkway. Princes Street and the city centre are little more than 1 mile away and are readily accessible via regular public transport services which also serve many other parts of the city.

Viewing

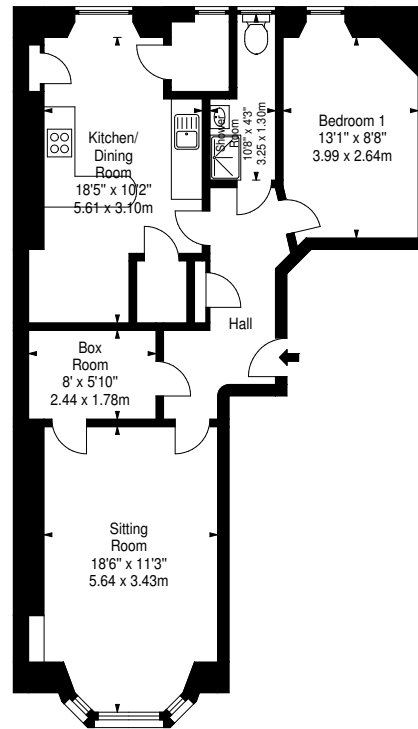
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



Links Gardens,
Edinburgh, EH6 7JG



Approx. Gross Internal Area
732 Sq Ft - 68.00 Sq M
For identification only. Not to scale.
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Third Floor

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