



54 Madeira Street,  
Edinburgh, EH6 4AU





## 54 Madeira Street, Edinburgh, EH6 4AU

Located in the popular Leith area of Edinburgh is this well-presented ground floor flat. An ideal purchase for the first time buyer or buy to let investor the flat has gas central heating and double glazed windows.

The accommodation includes an entrance hallway, good sized lounge with twin windows to the front and a lovely electric stove effect fire. The kitchen is fitted with base and wall units with the oven, hob, hood, fridge and washing machine to remain. Located to the rear is a double bedroom with walk-in wardrobe. The excellent storage continues with a large basement accessed from a hatch in the hallway. Completing the accommodation is the shower room.

Please note this flat has shared access with No.52 Madeira Street and is the first door on the left on the ground floor.

### Area Description

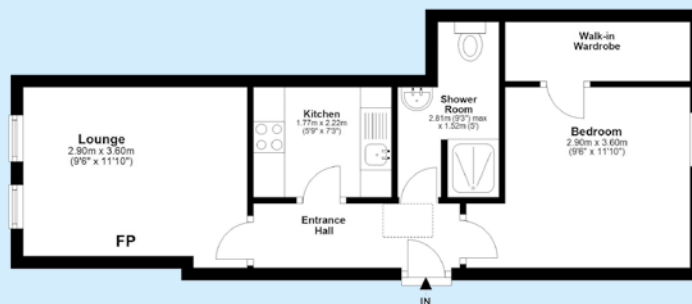
Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to the city centre, and has a truly impressive range of independent shops and outlets. The recently opened St James Quarter boasts a range of shops, restaurants, cinema and leisure activities and is a short walk away. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the newly opened Edinburgh Tram line extension is within easy walking distance. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.



## Basement



## Ground floor



## Accommodation

|              |               |                 |
|--------------|---------------|-----------------|
| Lounge:      | 3.6m x 2.9m   | (11'10" x 9'6") |
| Kitchen:     | 2.2m x 1.75m  | (7'3" x 5'9")   |
| Bedroom:     | 3.6m x 2.9m   | (11'10" x 9'6") |
| Shower Room: | 2.82m x 1.52m | (9'3" x 5')     |

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

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