

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £325,000

2 Hermitage Park South, Leith, Edinburgh EH6 8EZ



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Light Generously Proportioned Semi-Detached Family Home With Private Gardens And Driveway

This is a light, generously proportioned semi-detached villa boasting a pleasant cul-de-sac location in a sought-after district of Leith lying east of the city centre, close to excellent amenities, schooling, and transport links.

A most desirable property offering spacious family accommodation over two levels comprising: entrance vestibule/hallway, generous part bay-windowed lounge, well fitted kitchen, three comfortable bedrooms, showerroom and upstairs wc. Well maintained with the added comfort of gas central heating and double-glazed windows, the property also benefits from excellent storage including walk-in storage and access to a partially floored and insulated attic. Set within private mature gardens to front, side and rear, there is also a driveway providing off street parking. All fitted floor coverings, curtains, blinds and kitchen appliances are included in the sale. Items of furniture may also be available if required.

ACCOMMODATION (WIDEST POINTS)

Lounge	4.60 m x 3.58 m / 15'1" x 11'9"
Kitchen	2.72 m x 2.57 m / 8'11" x 8'5"
Bedroom 1	3.56 m x 3.23 m / 11'8" x 10'7"
Bedroom 2	3.84 m x 3.20 m / 12'7" x 10'6"
Bedroom 3	2.74 m x 2.51 m / 9'0" x 8'3"
Shower Room	2.03 m x 1.63 m / 6'8" x 5'4"



LOCATION

While Hermitage Park South lies within easy access of the city's finest amenities there is an abundance of local convenience shopping within comfortable walking distance including the Meadowbank Retail Park or nearby Easter Road and Leith Walk with the Newkirkgate Shopping Centre. Schools catering for all age groups are easily accessible with many recreational facilities in the vicinity including the open spaces of Leith Links, Leith Victoria Swim Centre, Craigentinny golf course and Meadowbank Sports Stadium The vibrant Shore district is also within easy access where there is wonderful variety of restaurants, bars and bistros as well as the Ocean Terminal with major retail outlets and multiscreen cinema. A frequent and effective public transport service operates nearby to many parts of the city with easy access to the city bypass linking with major motorway networks.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

EPC RATING

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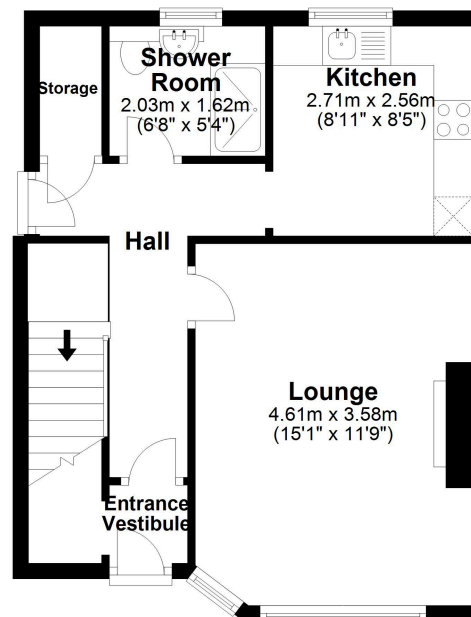
VIEWING

By appointment, please telephone 0131554 6244

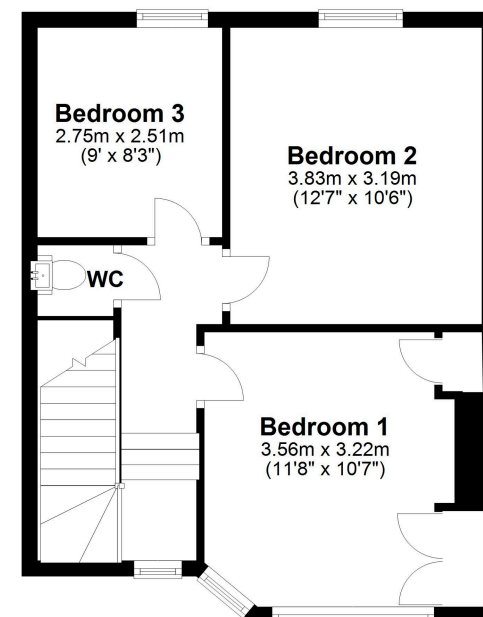




Ground Floor



First Floor



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.