



5 Shaw's Place Leith, Edinburgh EH7 4PQ

Rare Opportunity To Acquire A One-Bedroom Terraced Villa
Particular Advantage Of Private Front And Rear Gardens
Superb Location Close To Amenities And Access To City Centre

- Hall • Lounge • Fitted Kitchen • Double Bedroom •
 - Bathroom • Rear Vestibule •
- Gas central heating • Double glazing • Private gardens•



Description

Rare opportunity to acquire a one-bedroom terraced villa forming part of a traditional 'B' listed stone-built building enjoying a quiet but central location in the Pilrig district of fashionable Leith, fantastic for easy access to wide ranging amenities and transport links.

Enjoying a bright southerly aspect, this most appealing property provides light, comfortable accommodation comprising entrance hallway, charming lounge with open aspect and door to well fitted kitchen, double bedroom, rear vestibule, bathroom with shower/screen and useful storage. While some specialist work is recommended (see Home Report), comfort is assured by means of gas central heating complemented by the installation of double glazing. The property also has the particular advantage of private gardens to both front and rear to enjoy much of the day's sunshine.

Location

While there is an abundance of local convenience shopping on nearby Leith Walk, Shaw's Place also lies within comfortable walking distance of the city's

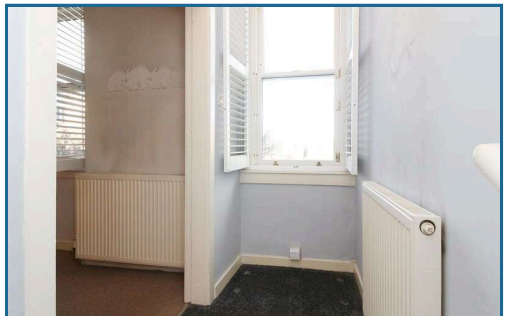
finest amenities. Excellent leisure facilities in the vicinity include nearby Pilrig Park, The Playhouse Theatre and Omni Centre with multi screen cinema and selection of restaurants/bars, including the new Edinburgh Street Food Market. The Water of Leith Walkway also offers scenic walks and cycling opportunities. While the property enjoys a great location, it is also close to a frequent public transport service operating to many parts of the city, including the tram system running between Newhaven and Edinburgh Airport. The city bypass and main motorway networks are also within easy reach.

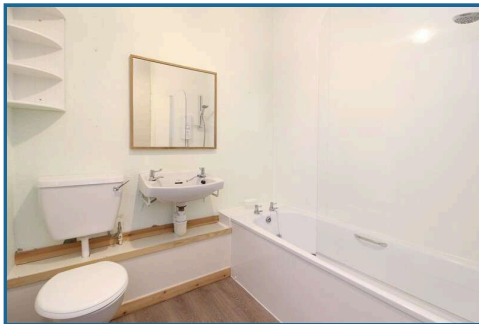
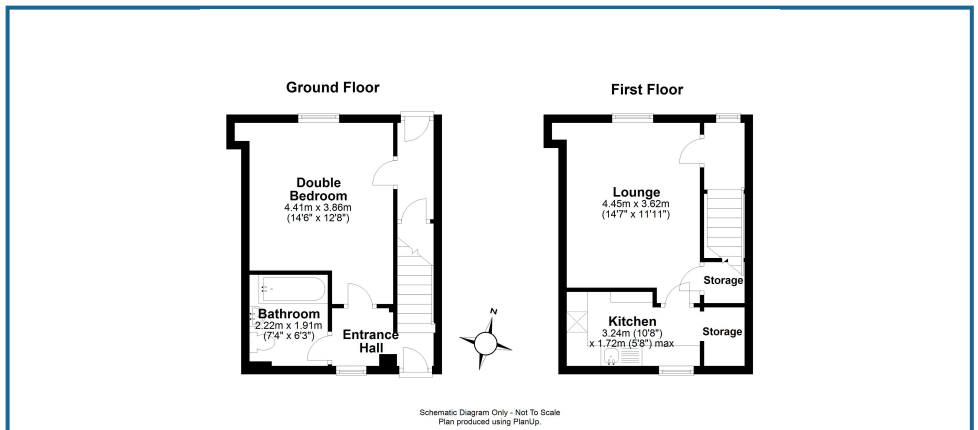
Note This property is being sold as seen and purchasers will be required to organise their own gas and electricity suppliers from date of entry

Price And Viewing For price and viewing information or further details on this property please contact agents 0131 220 8742

EPC Rating D

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.





Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



tc young solicitors

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