



lindsays

(3F3), 5 Iona Street,
Leith, Edinburgh, EH6 8SG

*"an impressive duplex apartment
which offers a superb home in a
sought after location"*

- Hall with utility cupboard
- Exceptionally spacious sitting room/dining room
- Stylish fully fitted kitchen with breakfast bar
- Three bedrooms
- Bathroom
- Modern shower room
- Gas central heating
- Double glazing
- Residents permit parking
- Communal garden

EPC Rating C

FIXED PRICE £345,000

£20,000 BELOW HOME REPORT VALUE



Description

An impressive duplex apartment situated within a traditional tenement located in the sought after area of Leith, close to excellent amenities and within easy reach of the City Centre. This superb property offers a delightful home boasting beautiful features which blend perfectly with contemporary finishes. In brief the accommodation comprises; on the lower level, welcoming hall with utility cupboard, exceptionally spacious sitting room/dining room with feature fireplace, stylish open plan fully fitted kitchen with breakfast bar, spacious bathroom with white suite, and on the upper level are three bedrooms, two of which have velux window balconies, and a modern shower room.

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 Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including three Michelin starred restaurants), galleries, bars and bistros, all within walking distance, as is the popular Shore area. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. The property is located close to the open expanse of Pilrig Park and there are also various local access points to the city's cycle path network and the Water of Leith walkway. Also within easy reach are the designer shops on George Street, Harvey Nichols, John Lewis and the new St James Quarter. The Omni Centre at the east end of Princes Street plays host to a multi screen cinema, a Nuffield Health Gym and Leisure Club and a number of eateries. The Playhouse Theatre is next door and is also surrounded by a range of restaurants. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city. The new tram stop at Balfour Street offers direct, quick and easy access to Edinburgh Airport.

Viewing

By appointment contact Lindsay



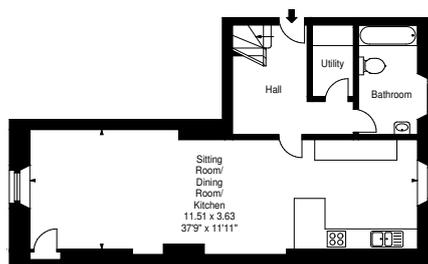
3F3
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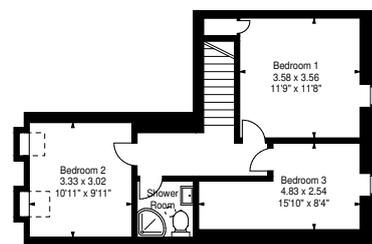
Gross internal area (approx)

107.39 sq.m (1156 sq.ft)

For Identification Only. Not To Scale.
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Third Floor



Fourth Floor

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.