



3B Links Gardens Lane, Edinburgh, EH6 7JQ

Description

Beautifully presented end-terraced, mews style house tucked at the end of a quiet row of similar properties and only a stone's throw from Leith Links. The property is in excellent condition throughout with modern, minimalistic style and a neutral colour scheme. It has a private rear garden and car port to the side. It has gas central heating and is double glazed.

The accommodation comprises:

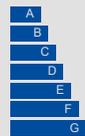
- Entrance hallway with oak flooring and carpeted staircase
- Large open plan kitchen / living / dining room with oak style flooring, wood burning stove and sliding patio doors, which lead out to the rear garden
- The kitchen area is fitted with a range of modern gloss white units with metro tiled splashback, laminate marble effect worktops with inset stainless steel sink and appliances including gas hob with extractor hood, electric fan oven, washing machine and American style fridge freezer
- Modern luxurious downstairs shower room which has slate grey wall board, large shower enclosure, WC and wash basin with vanity unit
- Two good sized double bedrooms with Velux windows
- Box room/ study
- The family bathroom is fitted with a Jacuzzi bath, WC, wash basin with vanity unit and separate shower enclosure



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Outside and Gardens

The property has a private garden to the rear of the property, which has been optimised for low maintenance and has fencing on all sides, making it secure and private. The car port also has an EV charging point.

Location

The property is located within the popular area of Leith which lies north east of Edinburgh City Centre. It is a historic area which has undergone a huge transformation in recent years with significant investment to redevelop Leith Docks and the surrounding area. There is now a vibrant centre of Leith with many trendy and award winning restaurants and bars. Furthermore, nearby Leith Walk has an excellent range of services including a wide choice of local speciality shops, delicatessen, restaurants, bars and banks. Further shopping is available at Ocean terminal and at Meadowbank Retail Park. Local supermarkets include a Scotmid, Lidl and Tesco at the Foot of Leith Walk, Asda at Newhaven and a Sainsbury's at Meadowbank. The area is served by a frequent bus service operating to the City centre. It is close to Leith Links public park which offers a pleasant green space for walking.

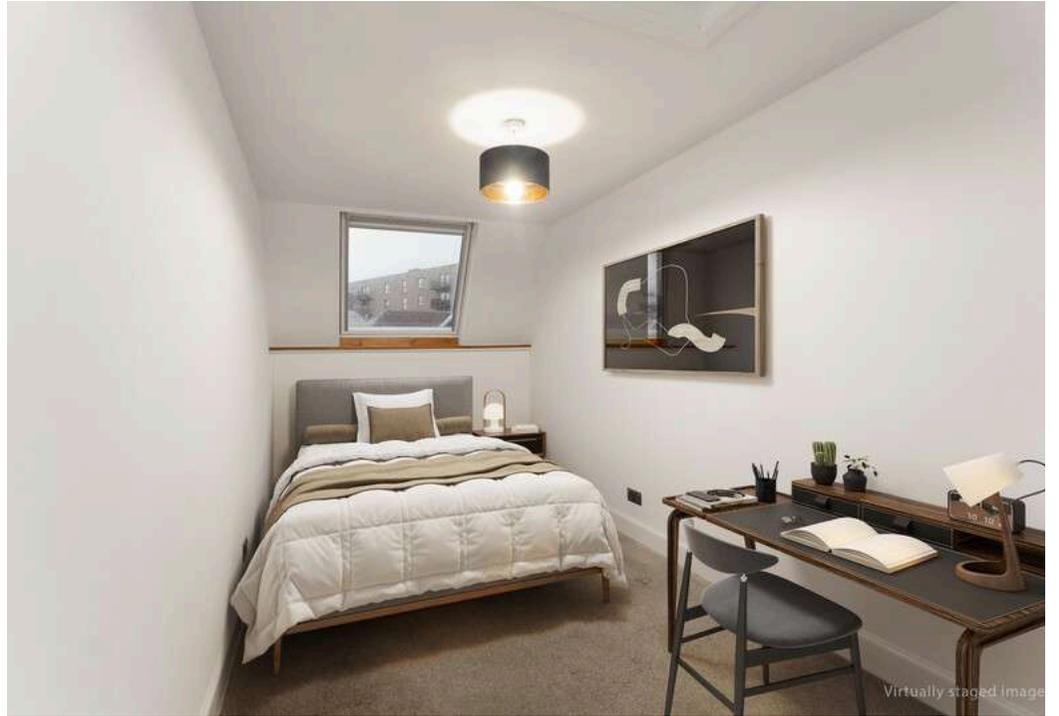
Extras

The fixed floor coverings, light fittings, blinds, curtains and kitchen appliances are included in the sale.

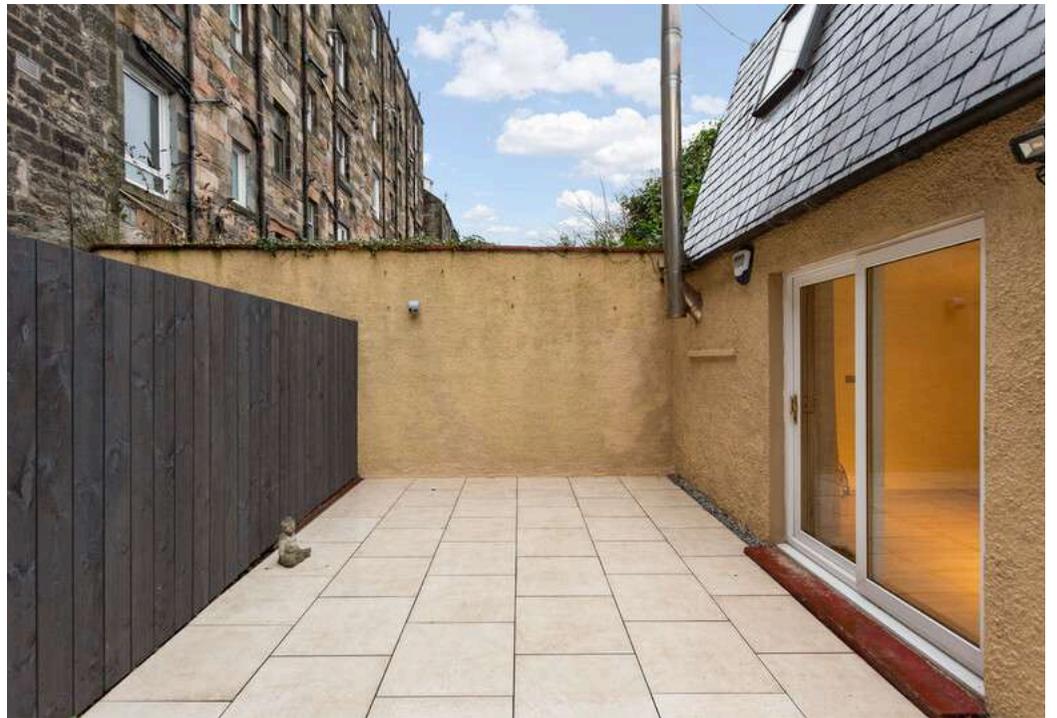
Council tax

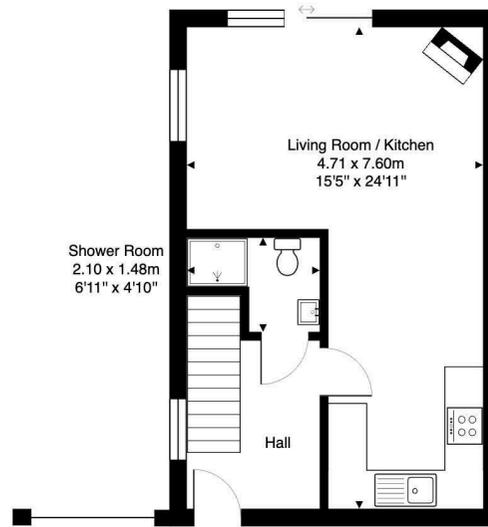
It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



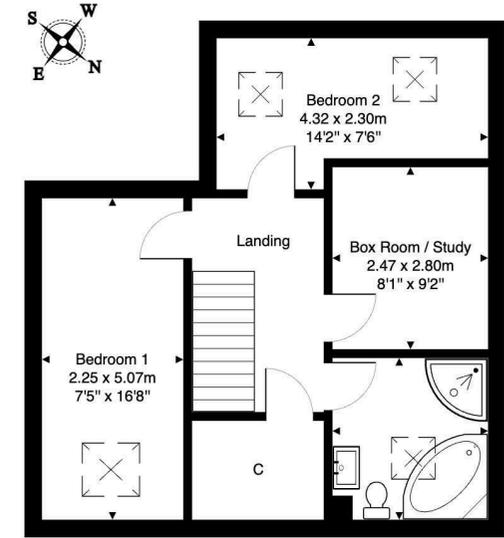


Virtually staged image





Ground Floor



First Floor

3b Links Gardens Lane, Leith, EH6 7JQ

Total Area: 82.7 m² ... 890 ft²

All measurements are approximate and for display purposes only

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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