



14/2 Links Gardens  
LEITH | EDINBURGH | EH6 7JG

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solicitors & estate agents



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Well presented one-bedroom, first floor flat occupying an enviable location in the highly sought-after Leith Links area of Edinburgh. This recently refurbished property would make an excellent first-time purchase as well as offering investment potential.

The living room/ kitchen area is the main public space in the property and offers a great welcoming space with great views over the Leith links and beyond. The kitchen currently comprises washing machine, electric hob and oven, fridge/freezer, an Edinburgh press, the boiler cupboard and a dining area. The well proportioned bedroom benefits from a walk in wardrobe, fireplace and also features original cornicing. There is further storage space in the Hall and completing the accommodation is the bathroom with shower and heated towel rail. The property also benefits from secure entry and a shared garden and there is further storage in the stairwell. Early viewing is definitely recommended to avoid missing out on this fabulous apartment.

- Ideal first-time buyer purchase
- Well-sized kitchen/living room
- Large main bedroom
- Stylish shower room
- Communal garden
- Secure bike storage
- Easy access to public transport links

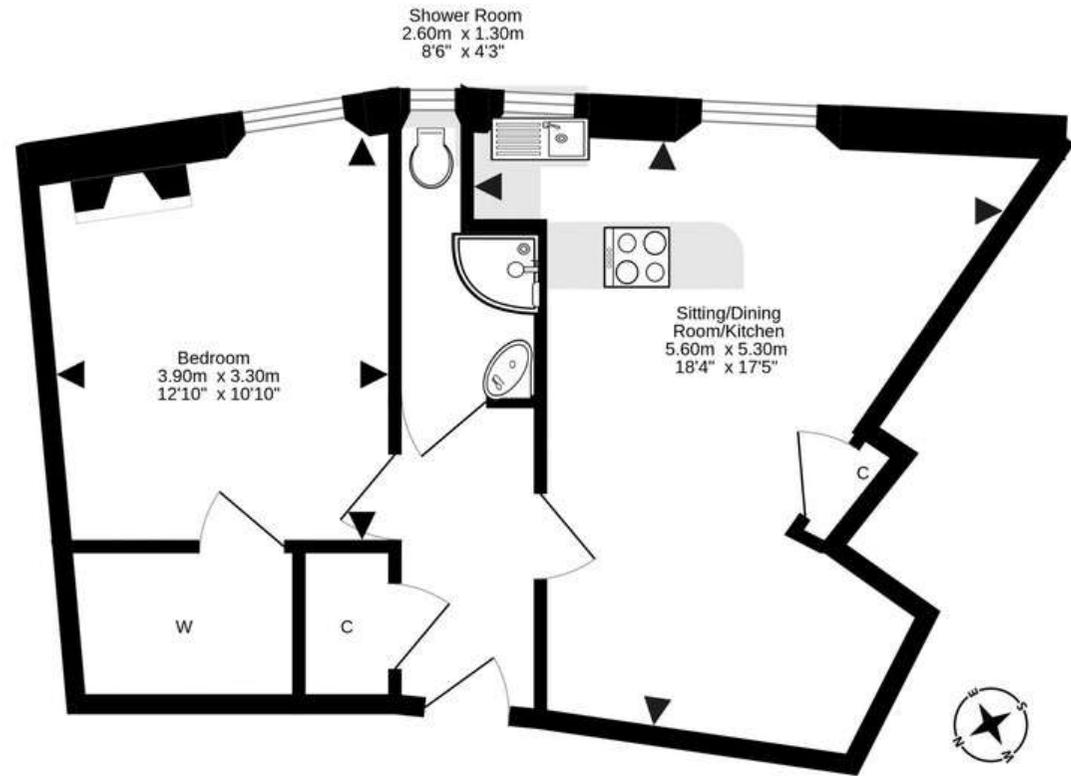
Included in the sale are the curtains that were tailored for the property. Furniture can be available by negotiation with the seller. EPC rating is C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and the new tramline which connects Leith to the city and to Edinburgh International Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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