



74 Cornhill Terrace
LEITH LINKS | EDINBURGH | EH6 8EQ


warners
solicitors & estate agents



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Beautifully presented two-bedroom lower flat boasting front and rear garden, situated in the highly sought-after Leith Links area just east of Edinburgh's city centre.

This stunning and spacious apartment has been decorated to a high standard throughout and is offered to the market in genuine move-in condition. The spacious living room to the front of the property is flooded with plenty of natural light through the large bay windows, providing an excellent space for relaxing or entertaining friends and family. The kitchen/dining room is also of an excellent size, with the kitchen area being well-appointed and offering plenty of cupboard storage. Off this lies a utility room and pantry. Both bedrooms are well-sized doubles, and a family bathroom completes the accommodation internally.

Externally, the private south-facing garden to the rear of the property has been beautifully maintained, making a fantastic space for enjoying the best of the summer sun. Offering immense appeal to couples, young families and those looking to downsize, as well as offering investment potential, early viewing is essential to avoid missing out on this fantastic home.

- Two-bedroom lower flat
- Spacious living room
- Two double bedrooms
- Family bathroom
- Utility room
- Store cupboard
- Gas central heating
- Front and rear garden
- access through own front and back door
- Walk in cupboard in hallway
- Cellar accessed from Kitchen for Storage

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in this sale are, fridge, cooker, dishwasher, washing machine, tumble drier fridge-freezer, and ceiling lights (except chandelier in the living room). Greenhouse, shed and arbor are also included. Piano in dining room can also be left with separate negotiation. EPC band D

The Leith Links area of Edinburgh lies to the east of the city centre. The property is well positioned to take advantage of a superb range of shopping outlets within Leith itself, whilst a short drive away is the vibrant Shore area which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Ocean Terminal retail and leisure complex includes a multi-screen cinema and restaurants such as Pizza Express. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.



