



Flat 12, 5 Thorntreeside,
Edinburgh, EH6 8FG



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Located at the end of a quiet development in the heart of Leith and within minutes' walk of The Shore and Leith Links is this most attractive 3rd floor flat. The flat is situated in a modern building maintained by a property factor with a secure entry system, lift access and the development has shared garden grounds and residents parking. The flat is both bright and spacious with modern decor throughout along with gas central heating and double glazing.

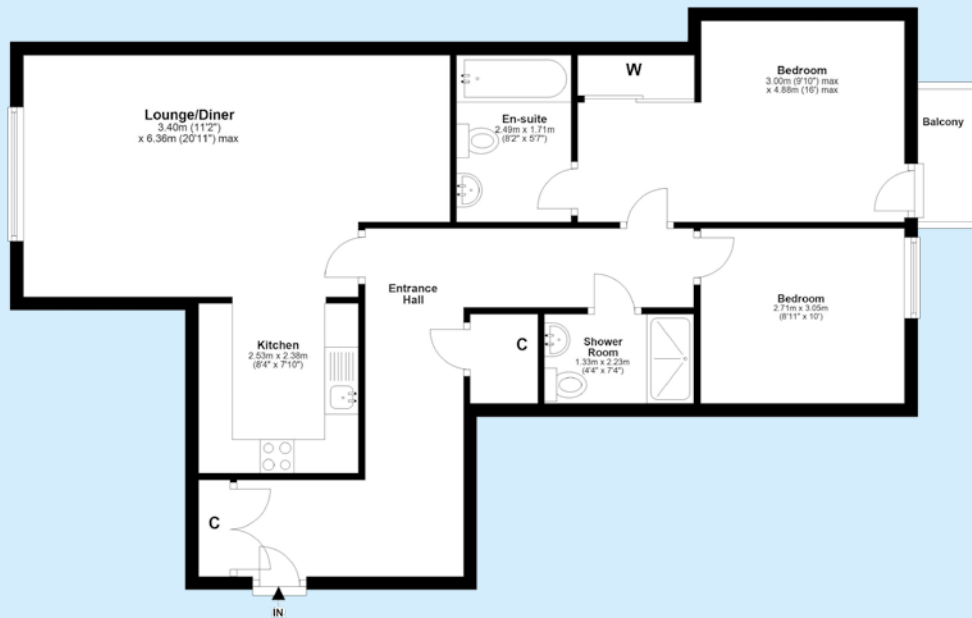
The accommodation comprises an entrance hallway with two storage cupboards (one housing the washer/drier) and there is a good sized lounge/diner which is on a semi open plan with the kitchen. Fitted with a range of modern base and wall units, the kitchen comes with an oven, induction hob, hood, fridge/freezer and dishwasher. The master bedroom has a glass door leading to a balcony, a double wardrobe and an en suite bathroom with a shower over the bath. There is a further double bedroom and a shower room with 2 piece white suite.

Early viewing of this impressive flat is essential to appreciate the immaculate order throughout.

Area Description

Leith and Easter Road have rapidly become one of the most exciting areas of Edinburgh to live. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk and Easter Road link the area to the city centre, and have a truly impressive range of independent shops and outlets. The nearby St James Quarter provides further shopping opportunities, along with a large cinema and range of restaurants. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Tram line extension has newly opened and is within easy walking distance. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach whilst links to the Water of Leith walkway are close by. The city centre and Waverley Train Station are also within walking distance.





Accommodation

Lounge/Diner:	6.38m x 3.4m	(20'11" x 11'2")
Kitchen:	2.54m x 2.4m	(8'4" x 7'10")
Master Bedroom:	4.88m x 3m	(16' x 9'10")
En Suite Bathroom:	2.5m x 1.7m	(8'2" x 5'7")
Bedroom 2:	3.05m x 2.72m	(10' x 8'11")
Shower Room:	2.24m x 1.32m	(7'4" x 4'4")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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