

**17/9 Thorntree Street
Edinburgh EH6 8PU**

Offers Over £190,000

- Large living/dining room
- Kitchen fitted with a range of wall and floor mounted units, gas hob and electric oven and appliances included
- Two bedrooms
- Shower room fitted with two-piece suite and electric walk in shower
- Gas central heating and double glazing
- Communal Garden
- Residents permit parking



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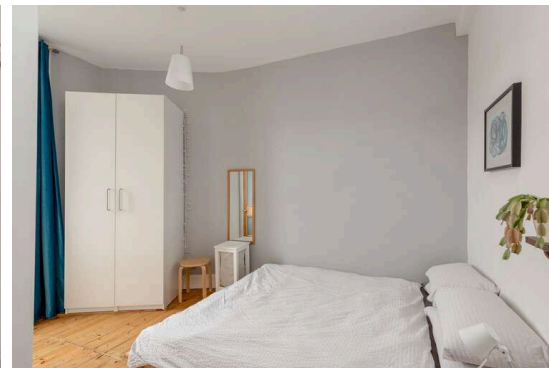
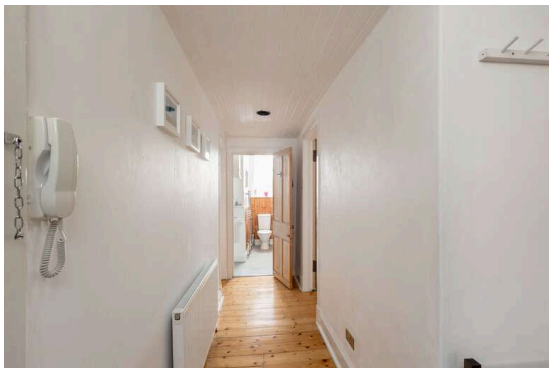
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EPC C



Flat

Blair Cadell are delighted to bring to market this two bed tenement flat located on a quiet cul de sac in the sought after Leith district. Dual-facing, it offers comfortable, and light-filled living space along with superb links to the city centre as well as a wide range of local amenities. The property would be ideal for the young professional and must be viewed.

The accomodation comprises of a large living/dining room with natural wood floors and a lovely gas fireplace making it the perfect place for hosting friends and family. The kitchen is fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There are two bedrooms with the master featuring a large storage cupboard and wardrobe which is available by separate negotiation and the second bedroom room featuring a fantastic built in bunk bed making it the perfect guest room/home office. Shower room fitted with a two-piece suite and electric walk in shower. The property benefits from gas central heating which is linked to a smart thermostat that can be controlled from a mobile phone and double glazing throughout. Well kept communal garden to the rear of the property and residents on-street parking is also available.

Situated within the vibrant district of Leith, to the east of the City Centre and within easy reach of Leith Links Public Park. There is an excellent range of shopping amenities in the vicinity, with Lidl just across the street and a Tesco at the bottom of Easter Road. The property is well-placed to take advantage of a superb range of shopping outlets within Leith itself, whilst just a short walk or cycle away is the fashionable Shore area with its cafes, gastro-pubs and award-winning restaurants. Local leisure and recreational facilities include Ocean Terminal retail and leisure complex with a multiscreen cinema and a Marks & Spencer's food hall. An efficient public transport network including the tram is on hand, which operates to other parts of the city and surrounding areas and is in close proximity to several active travel networks like the North Edinburgh Path Network (NEPN) and Restalrig Railway Path. The city bypass and main motorway networks are also within easy reach for those looking to travel further afield.

Viewing by appointment on 0131 337 1800

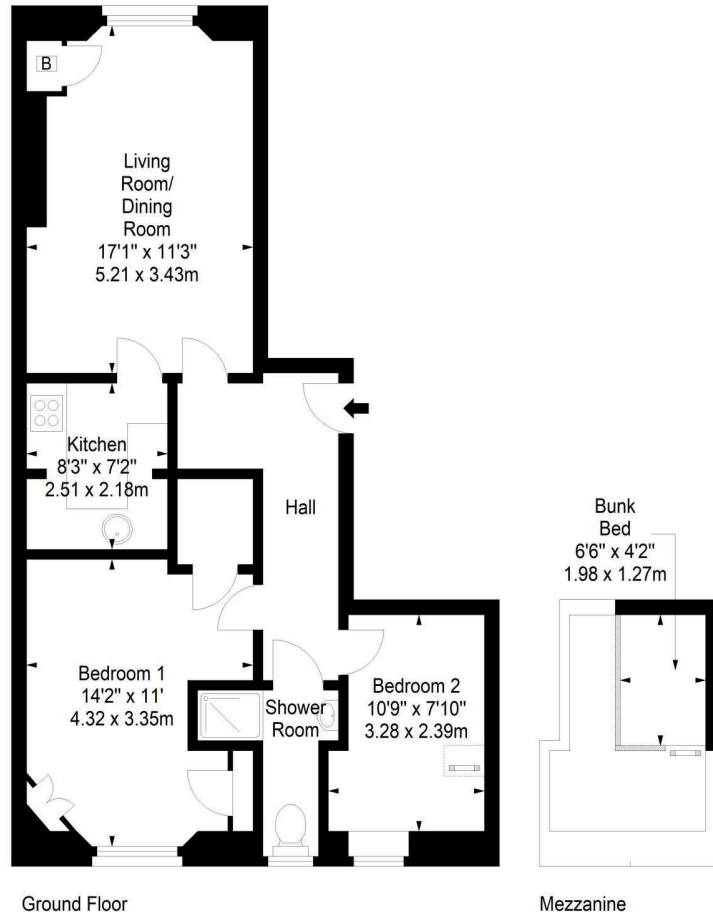




Thorntree Street,
Edinburgh,
Midlothian, EH6 8PU



Approx. Gross Internal Area
628 Sq Ft - 58.34 Sq M
Mezzanine
Approx. Gross Internal Area
28 Sq Ft - 2.60 Sq M
For identification only. Not to scale.
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