



Offers Over
£220,000

3/9 Blackie Road

Leith Links | Edinburgh | EH6 7NA

A fantastic opportunity has arisen to purchase this impressive third/top floor flat, forming part of a traditional tenement, well placed in the popular Leith Links district close to the city centre, excellent amenities, and commuter links. The property would undoubtedly appeal to first-time buyers, professionals and buy to let investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - C



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with useful storage, light and airy twin windowed reception room with nice open views, fitted kitchen with skylight and appliances, two good sized double bedrooms, and partially tiled bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer and washing machine. The wardrobe in the main bedroom will also be included in the sale.

Gardens & Parking

There is a well-maintained communal garden to the rear and ample unrestricted on-street parking available within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





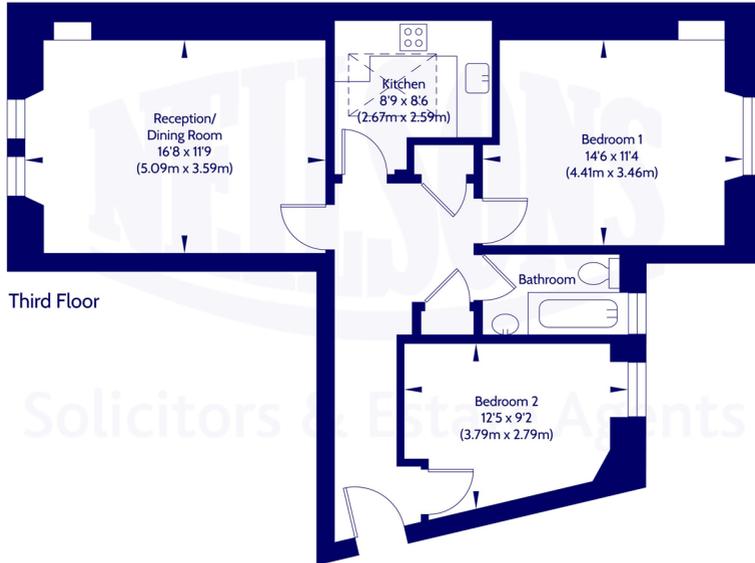
Location

Blackie Road is well placed within the desirable residential district of Leith Links, lying east of Edinburgh's city centre. There is an excellent selection of shops and services within walking distance, a tram stop a short walk away and the city centre easily accessible, thanks to frequent public transport. The delightful open space of Leith Links is a stone's throw away and slightly further afield is the cosmopolitan Shore area of the city hosting an array of bars, bistros and restaurants together with the Royal Yacht Britannia and Ocean Terminal, home to department stores, a cinema complex, gym and eateries. The city of Edinburgh bypass and A1 are also within easy reach providing an ideal base for the commuter. Reputable schooling ranging from nursery to secondary level is well served within the area.





Approx. Gross Internal Floor Area 64.43 Sq M / 694 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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