



27/5 Buchanan Street,
Edinburgh, EH6 8RD



27/5 Buchanan Street,
Edinburgh, EH6 8RD

Located in the heart of vibrant Leith is this well-presented first floor flat. Forming part of a traditional tenement building the property has gas central heating and double glazed windows and would make an ideal purchase for the first time buyer or buy to let investor.

The accommodation includes an entrance hallway with cupboard and there is a cloakroom with WC. The good sized lounge and kitchen are on open plan with window, cupboard, ceiling cornicing and rose and a lovely fireplace with stone surround. The kitchen is fitted with modern base and wall units with electric oven, gas hob, fridge and washing machine to remain. There is a good sized double bedroom and a bathroom with two piece suite with shower over the bath.

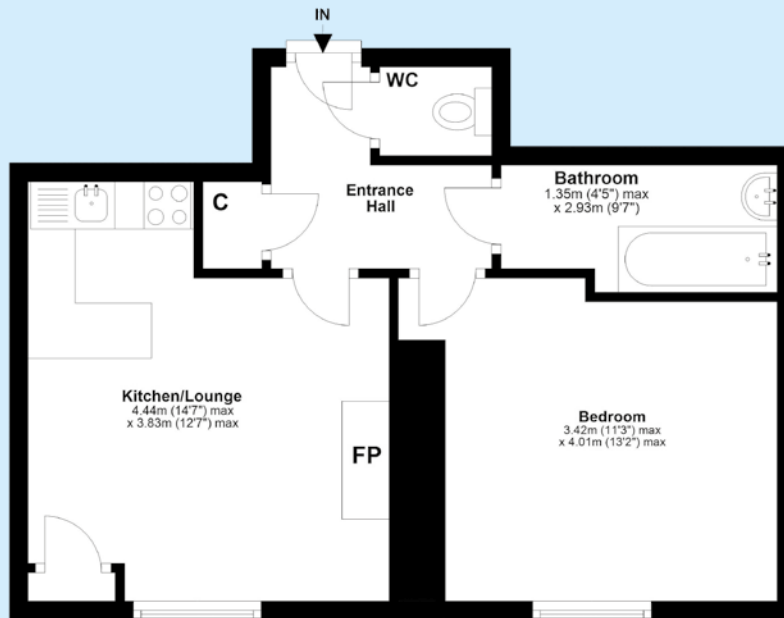
Externally there is a shared garden which is mainly laid to lawn.

Early viewing is recommended to fully appreciate this lovely, bright and spacious flat.

Area Description

Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year.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 links the area to the city centre, and has a truly impressive range of independent shops and outlets. The nearby Ocean Terminal provides further shopping opportunities, along with a large cinema, member's gym and 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 newly opened Edinburgh Tram line extension is within easy walking distance with the nearest station located at the end of the street and links the area to Newhaven, the city centre and the Airport. 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, St James Quarter and Waverley Train Station are also within walking distance.





Accommodation

Lounge/Kitchen:	4.45m x 3.84m	(14'7" x 12'7")
Bedroom:	3.43m x 4.01m	(11'3" x 13'2")
Bathroom:	2.92m x 1.35m	(9'7" x 4'5")

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.**

For more information or to register your interest, please contact:

Aberdein Considine

40-44 Elm Row, Edinburgh, EH7 4AH

47 Lothian Road, Edinburgh, EH1 2DJ

0131 222 9000

edi@acandco.com

@AC_Edinburgh

acandco.com

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract.

Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

