

**FOR SALE
LEITH
15/3 CASSELS LANE
EDINBURGH
EH6 5EU**



FIXED PRICE £115,000

The property for sale is a 1st floor flat with allocated parking which forms part of a small private development, quietly tucked away parallel to Leith Walk and next to Kirk Street. The well proportioned accommodation is thoughtfully laid out and offers an excellent purchase. The property also benefits from white meter heating and triple glazing. Early viewing is recommended.

ACCOMMODATION

Hall, lounge, fitted kitchen, two bedrooms and bathroom with shower.

VIEWING

By appointment with owner on 07749 446 000 or through Purdie & Co. Tel: 0131 346 7240.

Purdie & Co
**Solicitors &
Estate Agents**

Property Department

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The property is superbly located for access to both Leith Walk and The Shore, within a very short walking distance of both. There are a wide range of shops, bars and restaurants in both of these areas which cater for many different tastes and styles. Additional High Street shops, restaurants and bars, can be found in the nearby Ocean Terminal which also boasts a multi-screen cinema complex. Recreational facilities are catered for locally in the form of the Next Generation Health Club, the Royal Yacht Britannia and the Water of Leith Walkway. The city centre provides many further attractions expected from a capital city and is within walking distance. For those who prefer, there is a regular bus service which connects to the City centre and its surrounding areas. Access to the A1 and City by-pass is straightforward from this location. It should also be noted that the property is closely situated to a planned Edinburgh Tram System terminus currently under development.

HALL

Entered by way of a solid door. Entry-phone handset, overhead cupboard housing the electrics, coat hooks, cupboard housing the water cylinder, fitted carpet, pendant light and single power point.



LOUNGE

A well proportioned, south facing lounge with bay window to the front, and ample space for dining. Laminated flooring, dado rail, cable TV connection and four double power points.



KITCHEN

Situated off the lounge with window to the rear. Ample base and wall mounted units with co-ordinating work surfaces incorporating the sink unit with mixer tap and drainer, electric hob/oven, washing machine, splash back tiling over work surface areas, three spot ceiling light, two wall mounted shelves, wall mounted rail for hanging pots and utensils. Two double power points and two single power points.



BEDROOM 1

A generously proportioned double bedroom with window to the front, neutral décor, built-in wardrobe with louvre doors, fitted carpet, pendant light and two double power points.

BEDROOM 2

A single bedroom situated with window to the rear, neutral décor, fitted carpet, pendant light and two double power points.

BATHROOM

The attractive bathroom has been re-fitted recently (March 08) and comprises; classic white three piece suite with Mira shower over the bath, bi-folding shower screen, stylish wall tiles to the bath area, contrasting floor tiles, opaque window to the rear.



OUTSIDE

The property is set within a courtyard style setting with an allocated parking space.

EXTRAS

The electric hob/oven, fridge-freezer and washing machine will be included in the sale.

