



Bedroom 1



Bedroom 3

LEITH

Flat 4, 3 Kirk Street EH6 5EX



OFFERS OVER £185,000

Superb, newly renovated top floor flat in traditional Victorian tenement. Hall, lounge with twin aspect, two double bedrooms and one large single bedroom, new dining kitchen, new bathroom.

Full Gas Central Heating.

New fitted carpets.

Some sanded floors.

Stripped and sanded natural wood doors.

Entryphone access.

Free parking in street.

Only a short walk to excellent bars and restaurants at the Shore.

Superb local amenities.

Early entry available

Viewing:

**Thursdays 7pm-8pm Sundays 2pm-4pm
or tel owner on 07789 664 451**



Elegant and very spacious, newly refurbished top floor flat, quietly located off Leith Walk and having bright, open aspects. Handily placed for access to local shops and for transport links to and from the city centre including the proposed tram line only yards away in Leith Walk. The accommodation, which has been newly decorated and upgraded with the provision of a new kitchen and bathroom, comprises:

L shaped Hall 14'8" x 5'6" and 8'11" x 3'5"

Large and well proportioned hall giving access to all accommodation via stripped and sanded natural wood doors. Archway and cornice. Twin ceiling lights. Hardwired smoke detector. Entryphone handset. Central heating radiator. Double power point. Modern electrical consumer unit. Stripped, sanded and varnished natural wood floor.

Livingroom 15'2" x 13'4"

Large and elegant lounge with dual aspect. Central light fitting. Ornate cornice. Central heating radiator. Wired for Sky+ satellite TV reception. Telephone point. Four double power points. Stripped, sanded and varnished natural wood floor.

Kitchen/Diningroom

13'4" plus window recess x 11'1"

Large room with new fitted kitchen ideally suited for entertaining and with ample space for a large table and chairs. Ample base and wall units and solid beech work surfaces. Stainless steel electric oven and gas hob. Stainless steel recycling hood. Integral fridge, freezer and dishwasher included together with the automatic washing machine. Tiled splashbacks. Stone resin sink and drainer with chrome mixer tap. Central heating radiator. Low voltage lighting over kitchen area and pendant light over dining area operated by dimmer switches. Further downlighters under the fitted wall cabinets. Three double power points at upper level plus dedicated points. Further double power point at low level. Cupboard housing combi boiler. Luxury wood effect vinyl floor.

Bedroom 1 14'7" x 13'8"

Large, bright double bedroom with twin recessed windows giving bright open aspect to west. Ceiling light and cornice. Central heating radiator. Shelved wall press. Three double power points. New fitted carpet.



Bedroom 2

13'10 (plus window recess) x 10'6"

Further large double bedroom with large window and recess. Ceiling cornice. Central ceiling light. Central ceiling radiator. Three double power points. New fitted carpet.

Bedroom 3 10'7" x 7'1"

Large single bedroom/study with window facing south having view to Edinburgh Castle. Original cast iron fireplace and mantelpiece. Central ceiling light. New fitted carpet. Would make an excellent study/home office as there are three double power points and a telephone point.



Bathroom 8'6" x 5'6"

New bathroom with three piece white suite and chrome fittings. Mains pressure shower above the bath and full tiling around shower area. Recessed low voltage lighting. Storage cupboards with glass doors and two shelves. Sink with vanity unit below. Large, enamelled steel bath. Full height heated chrome towel rail. WC with concealed cistern. Wood effect vinyl floor.

Extras

Fitted carpets, oven and hob, integral fridge, freezer and dishwasher and washing machine. Curtains and rails throughout.



Bedroom 2

