



## **44/3 Seafield Road**

### **Leith, Edinburgh, EH6 7LQ**

**Attractive ground floor flat, offering ideal opportunity for first time buyer.  
Close to excellent amenities at Leith and with easy access to the city centre and city bypass.**

- **ENTRANCE HALL**
- **LIVING ROOM/FITTED KITCHEN**
- **BEDROOM I**
- **COMMUNAL DRYING GREEN**
- **CLOSE TO EXCELLENT AMENITIES**
- **SHOWER**
- **WC**
- **EASY ACCESS TO CITY CENTRE**
- **IDEAL FOR FIRST TIME BUYERS**
- **EXTRAS INCLUDED**

**FIXED PRICE £67,500**





#### LOCATION

The property is located on the outskirts of Leith which has an excellent choice of bars and restaurants and good shopping and recreational facilities, including Ocean Terminal with shops, restaurants, coffee shops and a multi-screen cinema. There are new Tesco and Asda Supermarkets in Leith in addition to the Asda Hypermarket at the Jewel, Morrisons on Portobello Road, Sainsburys at Meadowbank Retail Park and easy access to Fort Kinnaird Shopping centre.

Edinburgh city centre is just a short drive or bus ride away. Leith Links Park and the Shore area are within walking distance. Portobello is also within easy reach with its popular beach, Swim Centre, Indoor Bowls and Leisure Centre and Power League Five-a-side football

The area has easy access to the city centre and city bypass, benefitting from a good public transport service.

#### DESCRIPTION

The property is ideal for the first time buyer with attractive, easily manageable accommodation comprising an entrance hall, an open plan lounge/modern fitted kitchen, bedroom, shower and a separate WC. The property is located within a traditional tenement building with a communal drying green to the rear.

#### EXTRAS

The hob, grill, oven and washing machine are to be included in the sale price, making this property appealing to the first time buyer.

#### ACCOMMODATION

Hall  
Lounge/kitchen 18'8 max x 10'3 (5.70m x 3.14m)  
Bedroom 10'7 max plus w'robe x 6'4 max (3.25m x 1.95m)  
Shower  
WC

#### COUNCIL TAX

It is our understanding aht this property is subject to Council Tax Band A, however please confirm with the local authority.

#### VIEWING

To ascertain current viewing arrangements, please contact Annan Property on 0131 669 2121 or estate agent Janet Russell on 07946 531 741.

#### OFFERS

All offers should be submitted to Annan Property, 229 Portobello High Street, Edinburgh, EH15 2AN. Tel- 0131 669 2121 or Fax- 0131 669 1100

#### INTEREST

It is important that your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.



# The Complete Property Package

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property. We can offer the following services: Conveyancing & Legal Work; Independent Mortgage & Financial Advice; Wills & Executries; Lettings & Factoring.



Annan Property – Estate Agents & Lettings

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Edinburgh, EH15 2AN  
Tel: 0131 669 2121  
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#### PROPERTY MIS-DESCRIPTION ACT

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