

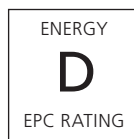
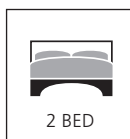


10 Hermitage Park

Leith Links, Edinburgh, EH6 8HB



Scan Here!





LEITH LINKS

EDINBURGH

Many would consider Edinburgh's Leith Links area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

Leith is an established, independent community, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries, a choice of dentists.

The shore, the area of Leith which is

situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

From here, it is a simple matter of a 25 minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city by-pass.

Leith also has its own Primary and Secondary schools, the Academy being a community high school with access to adults during the day and evenings.

10 HERMITAGE PARK

LEITH LINKS

An excellent opportunity has arisen to acquire this desirable 2 bedroom main door flat, well situated within the popular Leith Links area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation could benefit from some modernisation and briefly comprises; entrance vestibule, internal hallway with an Edinburgh Press, two cloak cupboards, a fitted storage unit and over-head storage space, a sitting room including a feature gas fire, two shelved storage cupboards, one of which also houses the boiler, over-head and under-window storage space and access onto the scullery, a spacious double bedroom benefiting from a feature

open fire including tiled surround, a bay window, built-in storage space and original cornicing, a small single bedroom with the option of a study/nursery, a box room, providing more than adequate storage space or potential of extending the sitting room or alternatively creating an internal kitchen and a three piece, partially tiled bathroom.

This property also benefits from; high ceilings throughout, gas central heating, full double glazing, more than adequate unrestricted on-street parking to accommodate for residents and visitors alike as well as a private, low maintenance front garden and a communal rear drying green, accessed via the stairway.





APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	5.46m (17'11") x 3.41m (11'2")
Kitchen	2.03m (6'8") x 1.50m (4'11")
Bedroom 1	5.95m (19'6") x 3.35m (11')
Bedroom 2	2.06m (6'9") x 1.86m (6'1")
Bathroom	1.86m (6'1") x 1.70m (5'7")

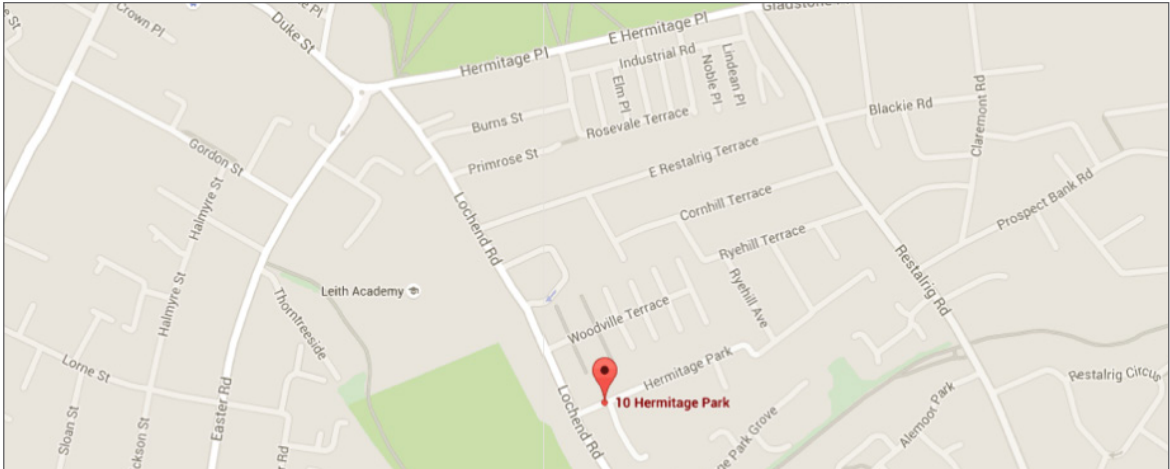
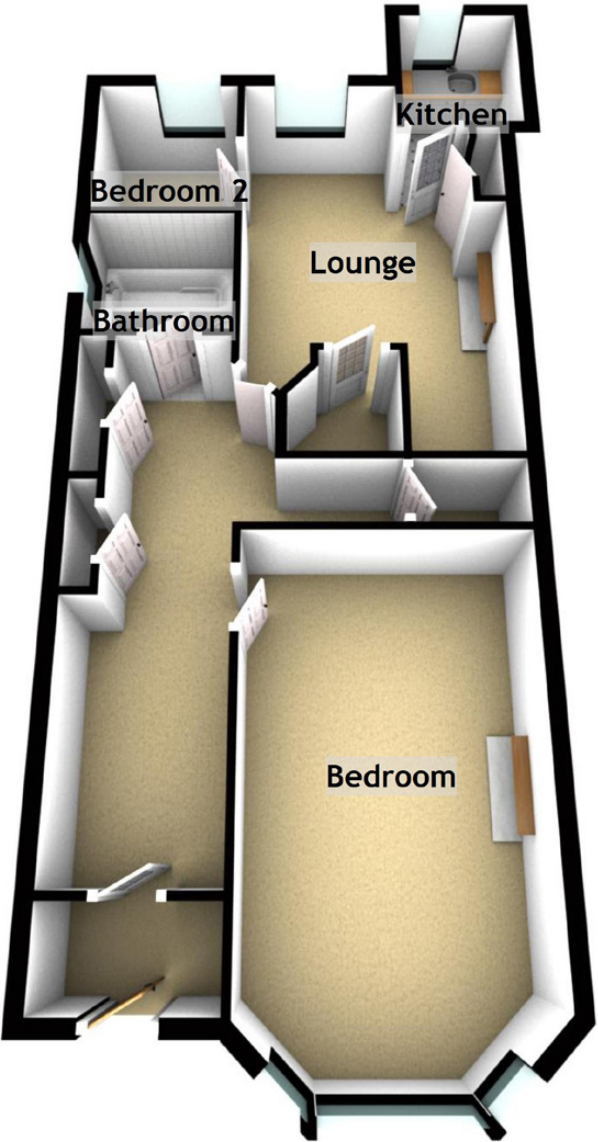
GROSS INTERNAL FLOOR AREA (M²)

66

EXTRAS

(Included in the sale)

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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