



Offers Over £249,000

Postcode: EH6 5EZ

Bedrooms: 2

Council Tax: Band C

Spacious, two-bed flat with box room and external storage

Shut the front door and, in the natural peace and quiet, it's hard to believe you're just a couple of minutes' walk from the bustle of Leith Walk. Look out of the kitchen or master bedroom and it's hard to believe that you're living in the city at all, as the most attractive shared garden meets the eye. A spacious lounge, a large dining kitchen, two double bedrooms, a box room come study or home office, shower-room, and secure, private storage in the stairwell make this a property that will be of immediate appeal to those looking to take their next step up the property ladder.

Traditional features include natural wooden floors, patterned glass doors, decorative cornices, a fireplace and working window shutters. The dining kitchen has an excellent range of stylish modern units, integrated fridge freezer and dishwasher, and freestanding washer dryer. The central heating is provided by a combi boiler. The windows have been recently refurbished, helping keep heat in and noise out.

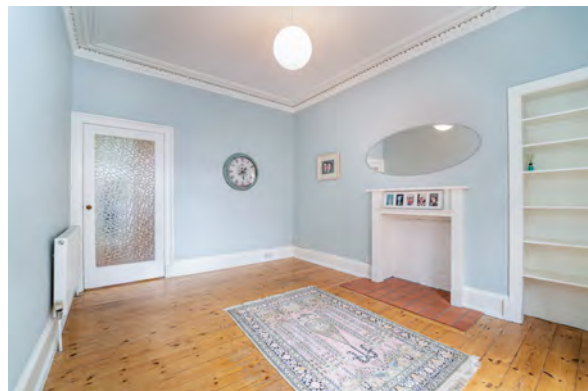
Storage is not in short supply. There is a very large cupboard off the master bedroom, concealing access to the basement. This provides storage and easy access to the heating, plumbing and electrics. There is also a secure and private external cupboard, perfect for keeping bikes, etc.

There are any number of local shops nearby, but for major stocking-up there is a Tesco or Lidl within a couple of minutes' walk. More retail outlets are at Ocean Terminal, which also has a multiplex cinema. The area has plenty of popular restaurants, pubs and coffee shops. Leith Links is within walking distance.

The property is conveniently situated for the Scottish Government offices at Victoria Quay, and many bus services run from Leith Walk and Duke Street.

Viewing

Open viewing is available on Sundays between 2pm and 4pm. Viewing at other times may be available by appointment. Please contact us on 0131 510 8740 or email info@mattac.legal and we will make suitable arrangements.



37/12 Stewart Terrace, Edinburgh

Accommodation

The accommodation is the perfect mix of traditional and modern, comprising:

- **Hallway:** A welcoming L-shaped reception area, benefiting from borrowed light from the rooms that lie off it.
- **Lounge:** Enjoying a view down Kirk Street, this is a very pleasant sitting room, with plenty of space for soft furnishings. The fireplace may now be of aesthetic rather than heat-generating interest, but it serves that purpose very well.
- **Kitchen / Diner:** Refitted in 2014, the wall and floor units have a stylish simplicity while providing an abundance of storage. The integrated fridge, freezer and dishwasher are concealed, as is the boiler. The slate effect vinyl flooring makes any spillages easy to deal with, and provides a contrast to the white doors of the units. Breakfast, lunch and dinner can be enjoyed in the dining area that can comfortably take a table and chairs. The room is to the rear of the property, with a bay window.
- **Bedroom 1:** Quietly situated to the rear of the property with a view over the garden, this makes a tranquil main sleeping apartment. Both the door and its transom light have patterned glass. A walk-in cupboard, with light, has no less than eight hanging rails, a tall fitted shelved unit, high level shelving and a further hanging rail on the back of the door. As mentioned, this cupboard lifts to give access to the basement.
- **Bedroom 2:** Front-facing, this is a second double can serve either as a generous sleeping and play space for a comfortable room for more grown-up guests. The bay window provides natural light, although the shutters will keep that out in summer.
- **Study:** "Home-working" and "space" are the words that will doubtless come to the mind of many a potential buyer and the dimensions mean that it's not cramped.
- **Shower room:** Functionality needn't be without a certain flair. There is a walk-in shower cabinet, WC and a wash-hand basin with a drawer cabinet for storage.
- **External space:** It's bigger on the outside than it seems from the inside! The views from the kitchen and master bedroom and even what you come to as you go down the steps on to the grass don't give any sense of the size of the lovely shared garden.

Features

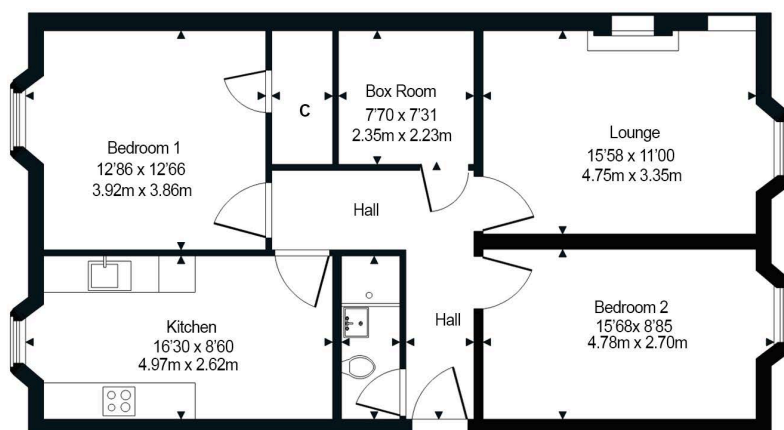
The area benefits from on-street parking (at the time of writing, at least)! Additionally, the property also benefits from full gas central heating, powered by a Worcester Bosch combi boiler.

Included In The Sale

All floor coverings, blinds, kitchen appliances and light fittings are included with the sale.

Energy Performance Certificate

The property is rated C for energy efficiency and D for environmental impact.



30-1 Kirk Street, EDINBURGH

