



RALPH SAYER
SOLICITORS & ESTATE AGENTS

20/4 Stead's Place

Leith, Edinburgh, EH6 5DS

20/4 Stead's Place

Offering spacious and airy accommodation with a neutral palette of décor throughout, this two-bedroom, two-bathroom first-floor flat forms part of a sought-after development in Leith. Representing an ideal purchase for a wealth of buyers, the property lies just off Leith Walk, therefore boasts excellent amenities on the doorstep and within easy reach. These include an eclectic array of shops, cafés, coffee shops, bars and restaurants, transport links across the city, schools (the catchment schools are both within strolling distance), and open spaces including Pilrig Park.

Extras: All fitted floor coverings, light fittings, and integrated kitchen appliances will be included in the sale.



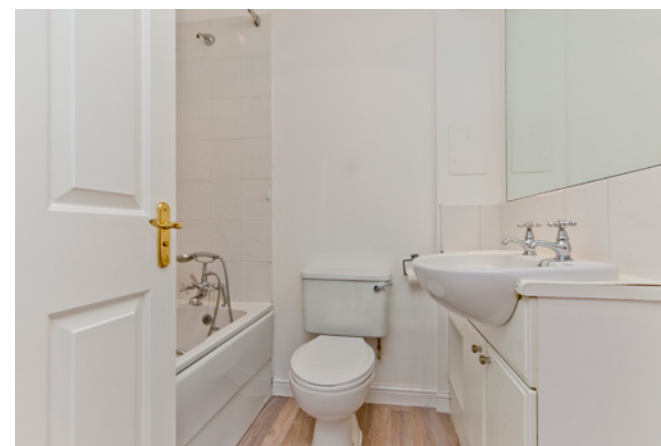
Property Summary

- First-floor flat in Leith
- Forming part of a popular development
- Well-presented interiors and neutral décor
- Secure shared entrance and stairwell
- Welcoming hall with built-in storage
- Southeast-facing living/dining room
- Bright fitted kitchen
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Separate three-piece bathroom
- Landscaped shared grounds
- Residents' permit parking (two permits provided by factor)
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - E





Bright fitted kitchen, two double bedrooms, one en-suite shower room and a separate three-piece bathroom



Let us help you find your next
dream property!



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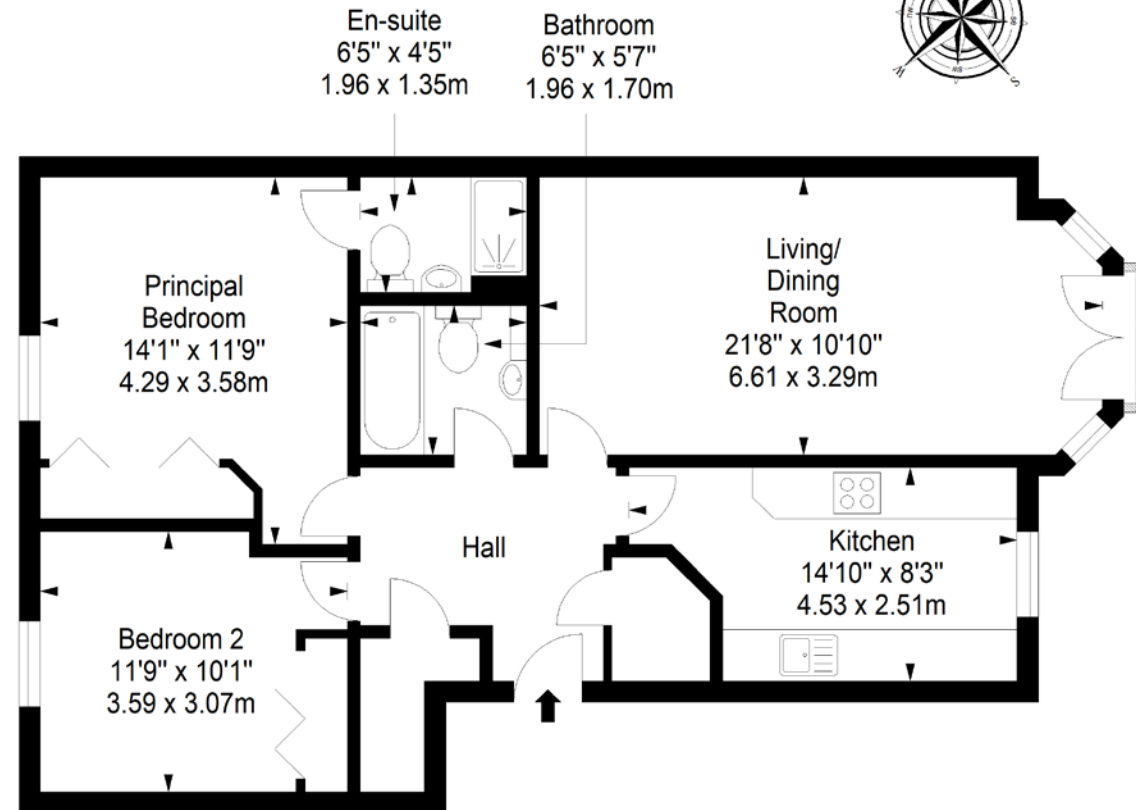
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 75.8 sq. metres (815.9 sq. feet)



Total area: approx. 75.8 sq. metres (815.9 sq. feet)