

**78/3 Iona Street
Edinburgh EH6 8RW**

Offers Over £175,000

- Superb one bed flat
- Sought after location
- Open plan lounge/Kitchen/Diner
- Storage pantry
- Generously sized double bedroom
- Communal Gardens
- Double glazing
- On street parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Superb first floor flat

Blair Cadell are delighted to present this superb one-bedroom property. Situated within the ever sought after area of Leith the property benefits from an exceptional location just a stone's throw from a wealth of fantastic local amenities, offering an ideal opportunity for first-time buyers and young professionals.

The property comprises, entrance hallway, bright lounge/diner with Edinburgh press, the kitchen provides ample wall and floor mounted storage, electric oven with gas hob, pantry cupboard providing excellent storage, generously sized double bedroom with window seat, shower room. The property further benefits from Gas central heating and double glazing ensuring energy efficiency. Externally there is a communal garden and residents permit parking.

The property is situated in the heart of Leith one of Edinburgh's most vibrant and sought-after districts. The city centre is within easy walking distance—approximately 20 minutes on foot—or just a short journey via the area's excellent public transport links, including a recently extended tram service just minutes away. For those commuting further afield, the Edinburgh city bypass is easily accessible at Newcraighall, providing swift connections to the A1, Edinburgh Airport, and the national motorway network.

The local area offers an outstanding range of amenities, including a Tesco superstore, Ocean Terminal shopping centre, and the impressive new St James Quarter, home to a variety of high-street retailers, restaurants, and entertainment venues.

Recreational and cultural attractions are abundant, with Leith Links, The Playhouse Theatre, the Omni Centre, and an exciting array of cafés, bars, and restaurants all close by. Whether you're looking for relaxed weekends or a vibrant social scene, Leith Walk offers the perfect blend of convenience and character.

Viewing By appointment 0131 337 1800





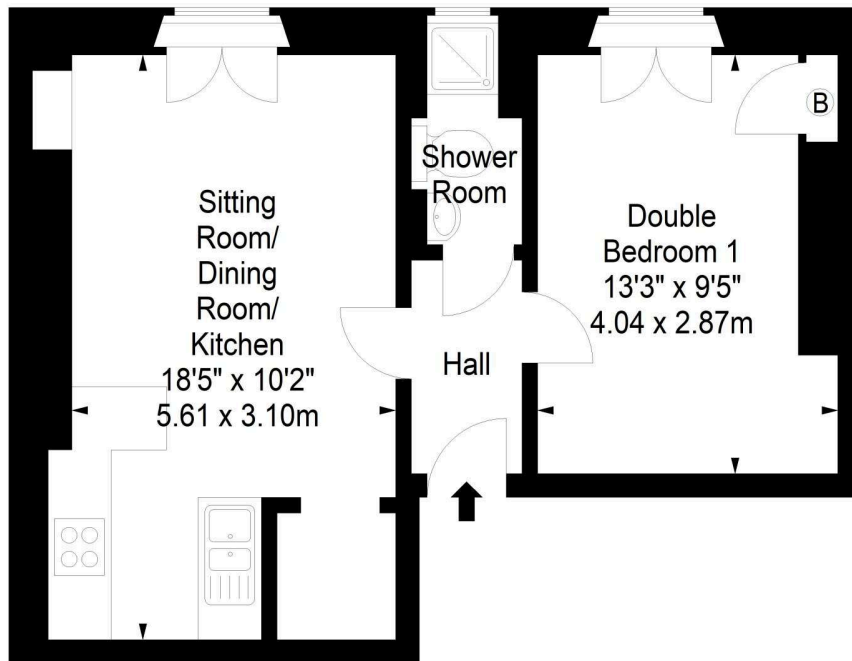
Iona Street,
Edinburgh,
Midlothian, EH6 8RW



Approx. Gross Internal Area
400 Sq Ft - 37.16 Sq M

For identification only. Not to scale.

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First Floor



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