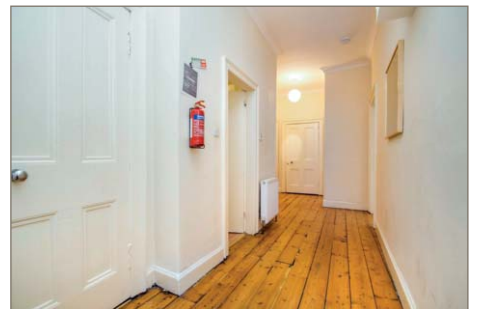
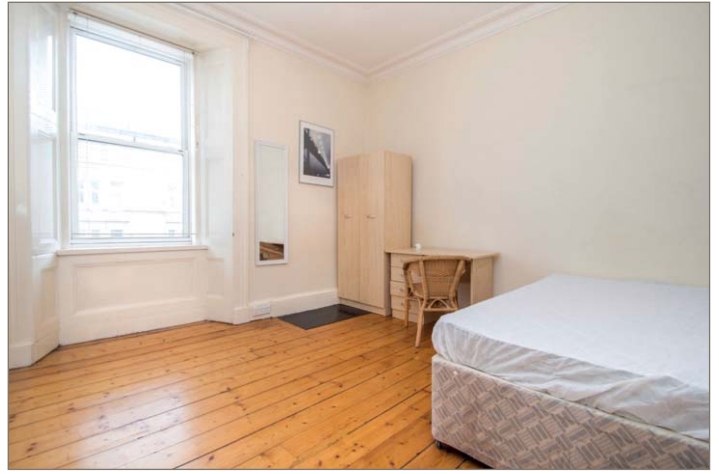




264 Leith Walk
EH6 5EL

'Exceptionally spacious 2nd floor flat which would make an ideal buy to let investment or city centre home. For buy to let investors the property has a current HMO Licence for 3 persons and has been successfully let for a number of years with a solid rental history and strong gross yield of around 7.5% anticipated.'





Forming part of a traditional tenement, with secure entryphone system, the accommodation comprises hallway with storage, lounge with store room off, internal kitchen, 3 double bedrooms and bathroom with electric shower above bath. Stripped and varnished floorboards. Gas central heating.

- Lounge (14'7 x 12'6) 4.4m x 3.8m
- Kitchen (8'2 x 7'1) 2.5m x 2.2m
- Bedroom 1 (12'0 x 11'10) 3.7m x 3.6m
- Bedroom 2 (12'5 max x 11'8) 3.8m x 3.6m
- Bedroom 3 (12'6 x 10'4) 3.8m x 3.1m
- Bathroom (7'6 x 5'10) 2.3m x 1.8m

264 Leith Walk lies just over 1 mile east of Princes Street and is therefore well placed for those working within the city centre with a regular bus service available on Leith Walk itself. Leith Walk has amenities to meet everyday days including an eclectic mix of shops, banks, supermarkets, bars and restaurants with Starbucks the newest coffee shop addition. The Omni Centre is a short walk away and has a multi-screen cinema, health club and leisure facilities. The Playhouse Theatre is also nearby as is Waverley Train Station with the adjacent Shore district of the city having a plethora of waterside bars and highly acclaimed restaurants.

Energy Performance Rating C

