





*'Immaculately presented and bright 1st floor flat forming part of a very well maintained Victorian built tenement within a much sought after location.'*

Hallway, sunny front facing lounge, contemporary style open plan breakfasting kitchen with built in appliances, utility cupboard, spacious double bedroom and luxurious shower room. Laminate flooring. Double glazing. Gas central heating. Secure entry phone system. Shared rear garden.

89 Iona Street lies approximately 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 Easter Road. Edinburgh Trams run between Newhaven and Edinburgh Airport with stops on nearby Leith Walk. Within the area there are amenities to meet every day needs including shops, supermarkets, Meadowbank Retail Park, Meadowbank Sports Centre, Leith Links, Holyrood Park and Multi Screen Cinema complex at Greenside. It is also worth noting the proximity to St James Quarter along with the cosmopolitan Shore district of the city which boasts a plethora of waterside bars, bistros and restaurants.

Energy Performance Rating

C





1ST FLOOR

