



Offers over £305,000

10 Citadel Place, Edinburgh, EH6 6LQ



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## Spacious 3 Bedroom End of Terrace Townhouse Private Gardens Front & Rear

CLOSING DATE SET TUESDAY, 23 DECEMBER at 12 NOON

Tucked away on a residential cul-de-sac just a short distance from The Shore and Central Leith, this three-bedroom end-of-terrace townhouse offers well-proportioned living space arranged over three floors opening out to private gardens at the front and rear.

Entrance Hall; Living Room; Dining Kitchen; Three Double Bedrooms; Shower Room; Separate WC; Private Front and Rear Garden; Gas Central Heating; Double-Glazing; Close to the Shore and Water of Leith

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

### ACCOMMODATION (WIDEST POINTS)

<b>Livingroom</b>	15'8" x 10'2" (4.78 x 3.12)
<b>Kitchen</b>	14'2" x 9'3" (4.34 x 2.84)
<b>Bedroom 1</b>	14'4" x 9'4" (4.37 x 2.87)
<b>Bedroom 2</b>	13'3" x 9'4" (4.06 x 2.87)
<b>Bedroom 3</b>	14'7" x 12'4" (4.47 x 3.78)





## LOCATION

Citadel Place is a small residential cul-de-sac tucked off Commercial Street in Leith. There are local amenities just moments away on Great Junction Street, and Constitution Street, whilst the bustling waterside cafes and bars of The Shore are just moments away. The extensive shops, numerous eateries and multiplex cinema at Ocean terminal are also just a few minutes' walk away. There is an Aldi superstore nearby on Commercial Street and a large Asda superstore at Newhaven. The Water Of Leith Walkway runs nearby and offers traffic free links to many parts of the city whilst the motorist can use Ferry Road or Seafield Road to connect to larger arterial routes to the east and west. Both the Shore and Ocean Terminal Tram Stops are under half a mile away.

## EXTRAS

All white goods included in the Sale

## EPC RATING D

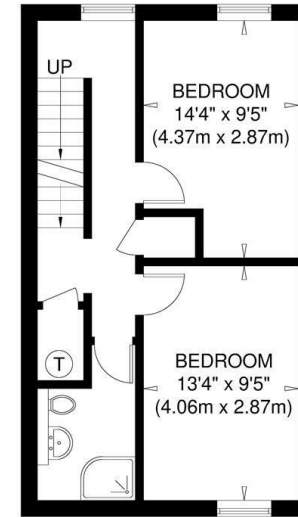
## D VIEWING

By appointment only please Telephone: 0131 554 6244

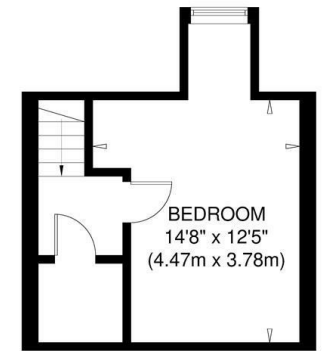




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 42.2 SQ M / 454 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 42.2 SQ M / 454 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 22.9 SQ M / 246 SQ FT

CITADEL PLACE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 107.3 SQ M / 1154 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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