



'Immaculately presented 3rd (top) floor gable end flat forming part of an established modern built development enviably located within a cul de sac close to the city centre.'

Hallway with cupboard, lovely bright twin window lounge/dining room with skyline view towards Arthur's Seat, contemporary style kitchen with appliances, double bedroom with built in wardrobes and white 3pc bathroom with electric shower above bath plus deep storage cupboard. Loft space. Laminate flooring. PVC double glazed windows and electric heating. Secure entry phone system. To the rear is a secure residents car park with remote control access gates.

Murano Place, off the Leith Walk end of Albert Street, lies approximately 1.25 miles East of Princes Street and is well placed for those working or wishing to take full advantage of living within a cosmopolitan European capital. The Edinburgh Tram service, which runs between Newhaven and Edinburgh International Airport, has numerous stops on Leith Walk. There is also a regular bus service on Leith Walk. Leith has a rich cultural heritage, which is celebrated by an annual festival, and has a vibrant daily feel due to the eclectic range of independent shops, cafes, bistros, award winning restaurants, live music venues, artists studios and galleries.

Note

Please note there is an annual factoring charge of approximately £900 that includes buildings insurance, stair cleaning and general maintenance of the development.

Energy Performance Rating

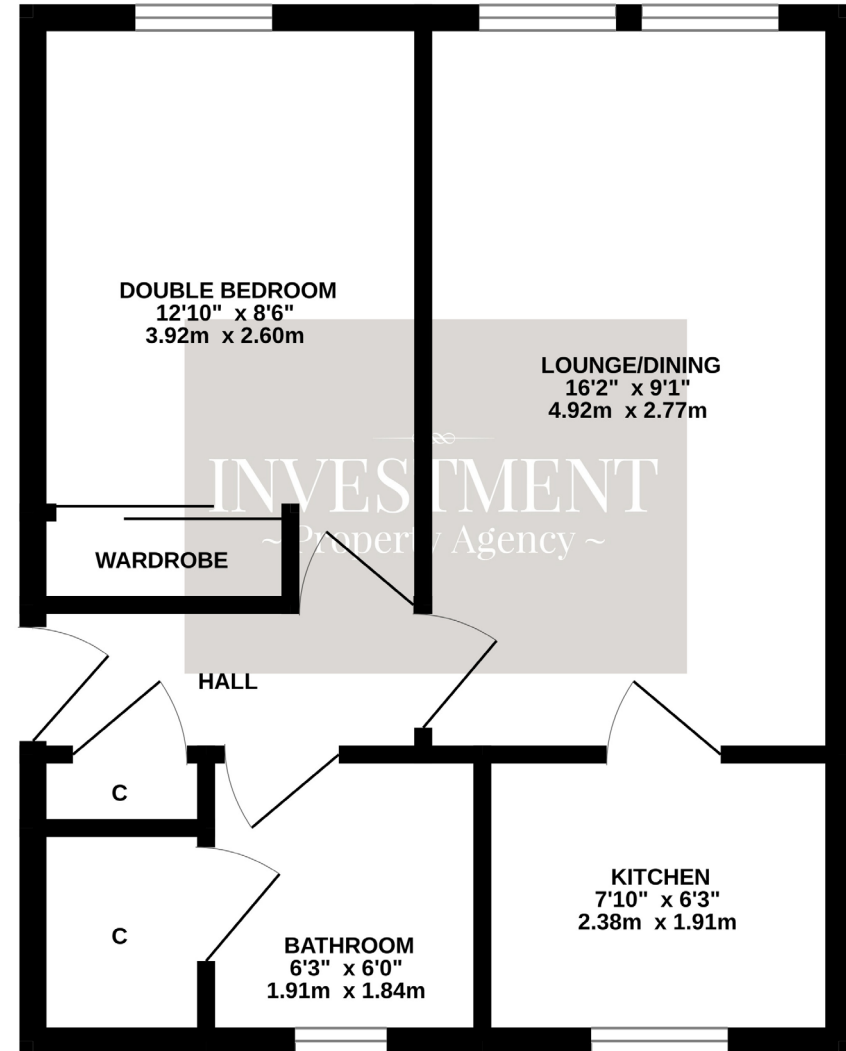
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TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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