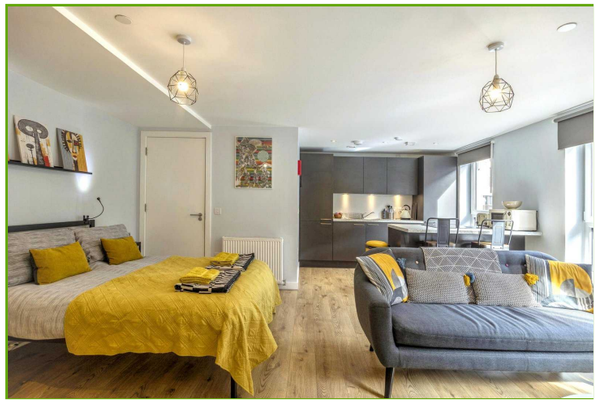
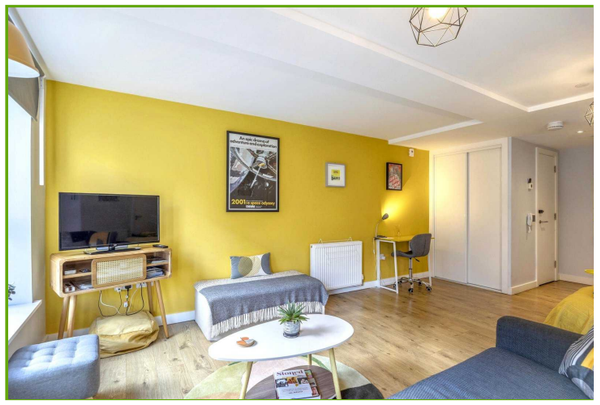
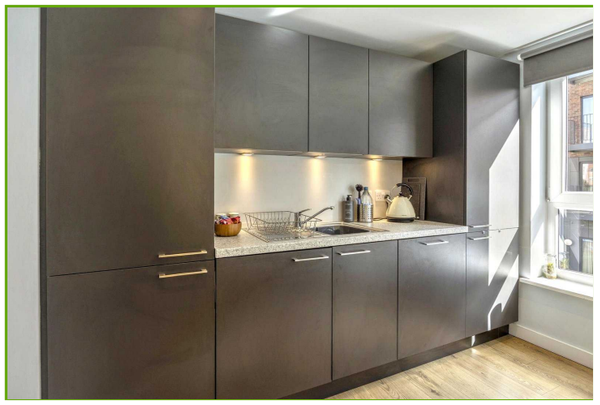


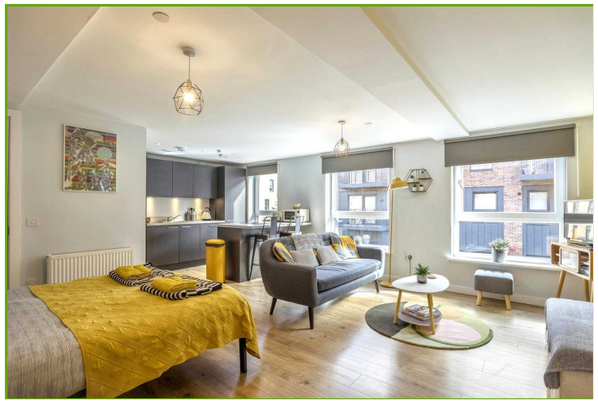












Flat 2, 4 Chandler Crescent,
Edinburgh, Midlothian, EH6

**Offers Over: £165,000**

**Tenure: Freehold**

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The Property Ombudsman

# Flat 2, 4 Chandler Crescent, Edinburgh, Midlothian, EH6

**Offers Over: £165,000 Tenure: Freehold**

Council Tax Band: B
EPC Rating: B

Situated within the popular Ropeworks development, built by the Teague Group in 2019, this attractive first-floor studio apartment offers stylish, contemporary accommodation in an excellent location just moments from the open green spaces of Leith Links.

Situated within the popular Ropeworks development, built by the Teague Group in 2019, this attractive first-floor studio apartment offers stylish, contemporary accommodation in an excellent location just moments from the open green spaces of Leith Links.

Extending to approximately 38 sq. m (409 sq. ft.), the property has been thoughtfully designed to maximise space and natural light, offering modern interiors and stylish décor throughout. The accommodation comprises a welcoming open-plan living room, kitchen and bedroom area, complemented by a separate, spacious and contemporary bathroom.

Further benefits include gas central heating, full double glazing and access to a secure communal entrance with entry-phone system. A passenger lift serves all floors, while the development also benefits from attractive communal garden grounds and on-street parking.

Factor fees are managed by Ross & Liddell and are approximately £1309 per annum.

"Factor charge details have been provided by the seller but their accuracy cannot be guaranteed as we may not have seen a copy of the contract. Should you proceed with the purchase of this property, full details must be verified by your solicitor."

The Ropeworks enjoys an excellent position just off Leith Links, placing a fantastic range of local amenities within easy reach. The surrounding area offers an excellent selection of independent cafés, restaurants, bars, shops and supermarkets, while the popular Shore area of Leith is also nearby.

For outdoor enthusiasts, the expansive green spaces of Leith Links are practically on the doorstep, offering attractive walking and cycling routes, open recreational areas and three tennis courts. Excellent public transport connections, including the Edinburgh Tram network, provide convenient access to the city centre and surrounding areas. The property is also ideally placed for access to Edinburgh's St James Quarter and the wider city centre.

Combining modern construction, stylish accommodation and a highly convenient location, this appealing apartment would make an excellent purchase for a first-time buyer, professional, second-home owner or buy-to-let investor seeking a well-positioned property in one of Edinburgh's increasingly popular residential areas.

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All Measurements
All Measurements are Approximate.

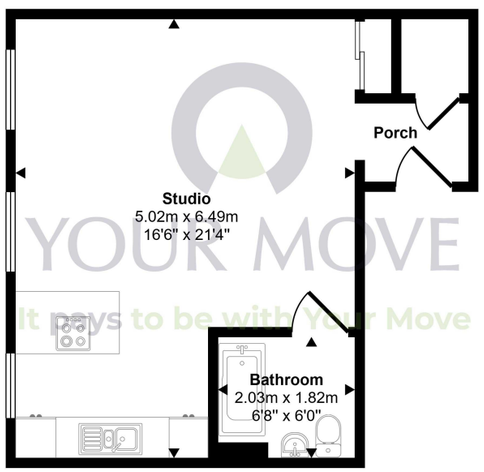
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

**Approx Gross Internal Area**
**37 sq m / 396 sq ft**




Studio

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.