



Offers over £220,000

6/18 Bethlehem Way, Edinburgh, EH7 6FB





## Spacious and Bright Two-bedroom, Fifth Floor Flat

Offering lovely views to Arthur's Seat and The Firth of Forth, this bright and spacious two-bedroom, fifth floor flat is set in a well-maintained development with ample parking.

Sitting Room with Views Over Arthur's Seat; Fitted Kitchen; Principal Bedroom with En-Suite Shower Room; Second Bedroom; Bathroom; Neutral, Modern Decor Throughout; Double Glazing; Gas Central Heating; Unallocated Off-Street Parking.

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.

No warranty shall be given in respect of the systems or central heating - the property is sold as seen.

Factors fees approximately £148 per month.

### ACCOMMODATION (WIDEST POINTS)

<b>Living room</b>	16'9" x 11'1" (5.13 x 3.38)
<b>Kitchen</b>	10'2" x 8'11" (3.10 x 2.72)
<b>Bedroom 1</b>	12'5" x 10'5" (3.81 x 3.18)
<b>Bedroom 2</b>	11'1" x 9'4" (3.40 x 2.87)



## LOCATION

Bethlehem Way is a smart residential development, located just off Lochend Road moments from Easter Road and Leith Walk, with cafes, local shops and delis, and is also conveniently close to the superstores in Meadowbank Shopping Park. The popular open spaces of Leith Links are within easy reach as well as pretty Lochend Park. The central position of the property also means you are moments from excellent transport links, with a variety of bus routes passing along Lochend Road and the foot of Leith Walk and for the motorist, fast road links to the A1 and adjoining City Bypass are close by.

## EXTRAS

White Goods Included in the Sale

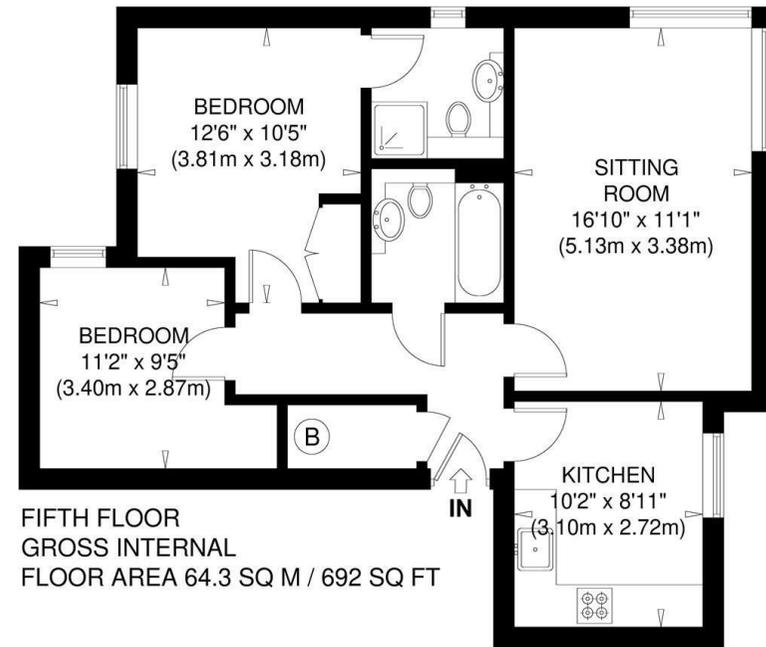
## EPC RATING

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## VIEWING

By appointment only please Telephone: 0131 554 6244.





**FIFTH FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 64.3 SQ M / 692 SQ FT**

BETHLEHEM WAY  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 64.3 SQ M / 692 SQ FT  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*