



4 (2F4) Lorne Place  
Leith, Edinburgh  
EH6 8QT



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Please contact us for  
more information:

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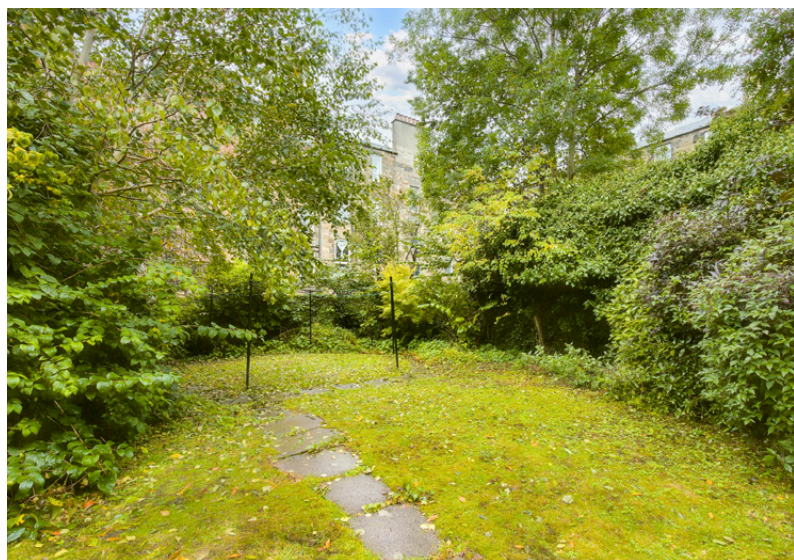


## Summary

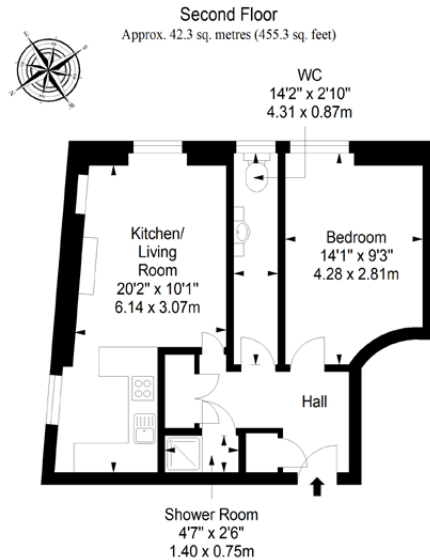
Part of a traditional tenement building, this second-floor city flat has a highly sought-after location beside Leith Walk. The convenient setting is just a stone's throw from a wide range of popular bars and restaurants, as well as fantastic transport links, including the tramline to the city centre and airport. The property requires full refurbishment, providing buyers with the exciting opportunity to shape the interiors to your own liking. It also offers excellent scope to add significant value to the home.

## Features

- A traditional second-floor flat
- Situated in the Leith conservation area
- By amenities, schools and transport links
- Entrance hall with built-in storage
- Open-plan living room and kitchen
- One spacious bedroom
- 1pc shower room and separate 2pc WC
- Communal garden and drying green
- Controlled permit parking (Zone N7)
- Traditional sash-and-case windows



## Floorplan



Total area: approx. 42.3 sq. metres (455.3 sq. feet)

EPC Rating - F | Council tax band - B | Home report Value - £135,000

Extras: to be sold as seen. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

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