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Leith, Edinburgh
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Tucked within a handsome school conversion in Edinburgh's ever-popular Leith district, this unique two-bedroom, two-bathroom duplex offers modern living just moments from the Shore's vibrant waterfront bars, award-winning eateries, and boutique shops. Excellent transport links, including the nearby tram line to the city centre and airport, ensure convenience is on your doorstep.

This stylish home enjoys extensive southwest-facing glazing, flooding the interiors with warm afternoon light and creating an inviting, open atmosphere throughout. Step directly from the living space into a sun trap patio garden, screened by planting for added privacy. The property also includes secure, allocated parking behind electric gates – a rare find in this sought-after location.

Inside, a generous entrance hall leads into a bright and spacious open-plan living, dining, and kitchen area. Designed with both comfort and style in mind, the space boasts neutral décor, newly installed flooring, and seamless flow – perfect for modern living and entertaining.

Features

- Charming Victorian school conversion
- Unique and stylish duplex apartment
- Communal vestibule with secure entry
- Entrance hall with original feature stonework
- Sunny open-plan living room and dining/ breakfast kitchen
- Direct access to southwest facing patio area
- Two double bedrooms with built-in storage
- Ground floor bathroom with shower-over-bath
- First-floor shower room
- Secure allocated parking
- Gas central heating and full double-glazing





The kitchen is fitted with dove grey units, subway tiling, and a breakfast bar. Integrated appliances include a fridge freezer, oven, five-burner gas hob with feature hood, under-counter dishwasher, and washing machine.

Patio doors at either end of the living space invite the outdoors in, extending your living area in warmer months. Off the hallway, the ground-floor bathroom is beautifully finished with tasteful tiling, exposed stonework, and a shower-over-bath setup.



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Upstairs, the landing offers handy storage and leads to two generous double bedrooms, both with comfortable carpeting, built-in wardrobes, and floor-to-ceiling windows that enhance the light and sense of space. The master bedroom is elevated with sophisticated panelling, while a sleek shower room with neutral tiling completes the upper level.

Further benefits include gas central heating, double glazing throughout, and a secure entry system to the communal building.

two generous double bedrooms

both with comfortable carpeting





First-floor shower room

*and a ground-floor bathroom
with shower-over-bath*



This unique and beautifully presented home blends contemporary comfort with character and charm, in one of Edinburgh's most fashionable and well-connected neighbourhoods. Early viewing is highly recommended.

Extras: The sale includes all fitted floor and window coverings, light fittings and appliances.

Factor: The factor is managed by James Gibb Residential Factors at an approximate monthly cost of £125

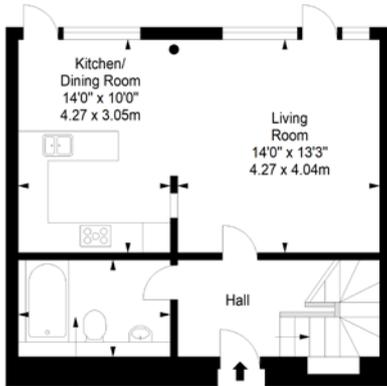


Leith

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.

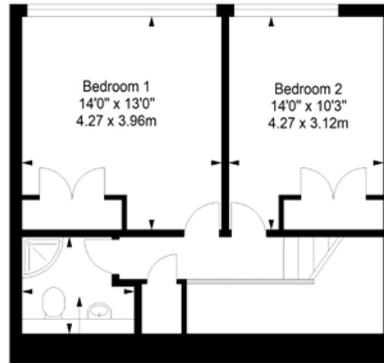
Floorplan

Ground Floor
Approx. 46.2 sq. metres (497.3 sq. feet)



Bathroom
10'0" x 6'5"
3.05 x 1.95m

First Floor
Approx. 45.8 sq. metres (493.0 sq. feet)



Shower Room
7'5" x 6'5"
2.25 x 1.95m

Total area: approx. 92.0 sq. metres (990.3 sq. feet)

EPC Rating - C | Council tax band - E | Home report Value - £285,000

Price & Viewings

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