



1/4 Chapel Lane
Leith, Edinburgh
EH6 6ST



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Property Summary

This two-bedroom flat has a peaceful setting just a stone's throw from The Shore's vibrant waterside bars and restaurants, with views of the area enjoyed from its well-presented neutral interiors. Set on the ground floor of a desirable warehouse conversion, the property benefits from residents' parking and quick access to the airport tram line, just a minute's walk away. Furthermore, within easy reach are four major supermarkets and the expansive green space of Leith Links. With no onward chain, this flat is ready for its new owners. It is a fantastic city home for various buyers, including professionals, young families, downsizers, and those seeking a rental investment.



Features

- City location served by excellent tram and bus links
- Quiet warehouse conversion development
- Ground-floor flat with views of the nearby Shore
- Communal vestibule and secure entry system
- Entrance hall with storage
- Sunny dual-aspect living/dining room with kitchen access
- Tasteful south-facing kitchen
- Two double bedrooms (one with open storage)
- Bathroom with shower-over-bath
- Electric heating
- On-site parking for residents
- Nearby green spaces include Leith Links and the Water of Leith





Ground-floor flat with views of the nearby Shore

The flat is accessed through a well-maintained shared vestibule with a secure entry system. Once inside the home, an entrance hall (with practical storage) guides you into a dual-aspect reception room. This sun-filled area is comfortably carpeted and perfect for everyday living and entertaining, offering a flexible layout for both lounge seating and dining furniture, with direct access to the kitchen. The south-facing kitchen is tastefully designed in oak tones, accented by a forest-green tiled splashback, and accommodates an electric cooker and two fridge freezers.





“Sunny dual-aspect
living/dining room with
kitchen access”





Off the entrance hall, you will also find two double bedrooms and a bathroom. Both bedrooms are carpeted for comfort, and one features an open storage area. The bathroom has a WC, a pedestal basin, and a bath with an overhead electric shower. Electrical heating serves the home.









On-site parking for residents

Residents have access to convenient, unrestricted parking at the rear of the development, which is available for use by permit. Controlled (Zone N8) and metered parking are available on the street. For outdoor relaxation and recreation, the flat is situated close to the Water of Leith walkway and cycle path, and the open green space of Leith Links is just a 10-minute walk away.

Factor: James Gibb manages the factor at a cost of £450 per quarter.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

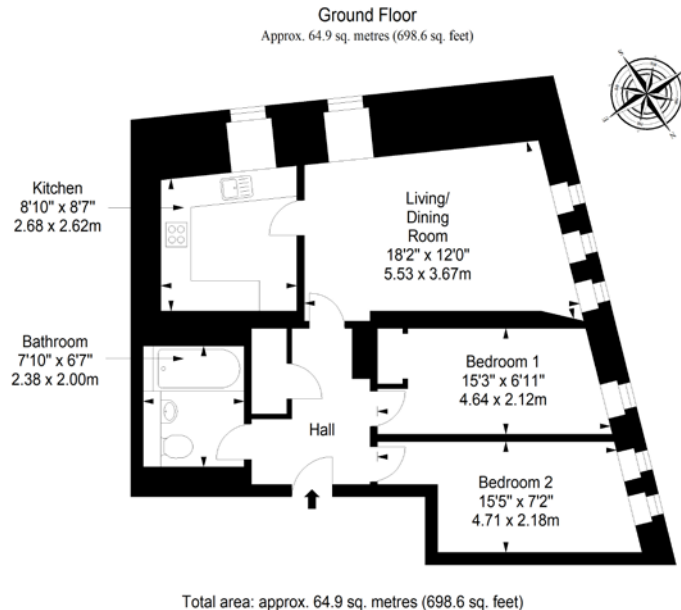


Leith

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



EPC Rating - E | Council tax band - C | Home report Value - £225,000

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



Watermans

Price & Viewings

Please refer to our website
www.watermans.co.uk

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