



## 42 The Quilts Leith, Edinburgh EH6 5RL



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## Property Summary

Introducing a fully-upgraded three-bedroom end-terrace house, which offers bright and spacious interiors finished with modern decoration throughout. This southwest-facing home further boasts a high-end kitchen and two bathrooms (all newly installed in 2020), an attic conversion, private parking, and a family-friendly garden.

Nestled close to the Water of Leith, it has a sought-after location too, set within walking distance of the fashionable restaurants, cafes, and bars of both The Shore and Leith Walk. Amenities and schools are also within easy reach, along with excellent transport links, which includes a tramline to the city centre and airport.

You are invited inside by a vestibule (with two cupboards) and a central hall, which immediately establish the home's impeccable credentials.

## Features

- A fully-upgraded end-terrace house
- Sought-after location in Leith
- Modern interior design throughout
- Vestibule with two cupboards
- Central hall with stairs to landing
- Stylish living room with garden access
- Ultra-modern dining kitchen
- Landing with two cupboards
- Principal suite with built-in storage
- Two additional double bedrooms
- Modern 3pc en-suite shower room
- On-trend 3pc family bathroom
- Fully-enclosed rear garden
- Gated driveway for off-street parking
- Gas central heating and double glazing



## Stylish living room with garden access

In the living room, a rich wood-inspired floor is paired with a neutral backdrop and a subtle tartan accent wall, creating a stylish living environment. The spacious room is further enhanced by a large picture window and a glazed door to the rear garden – an ideal setup for families.

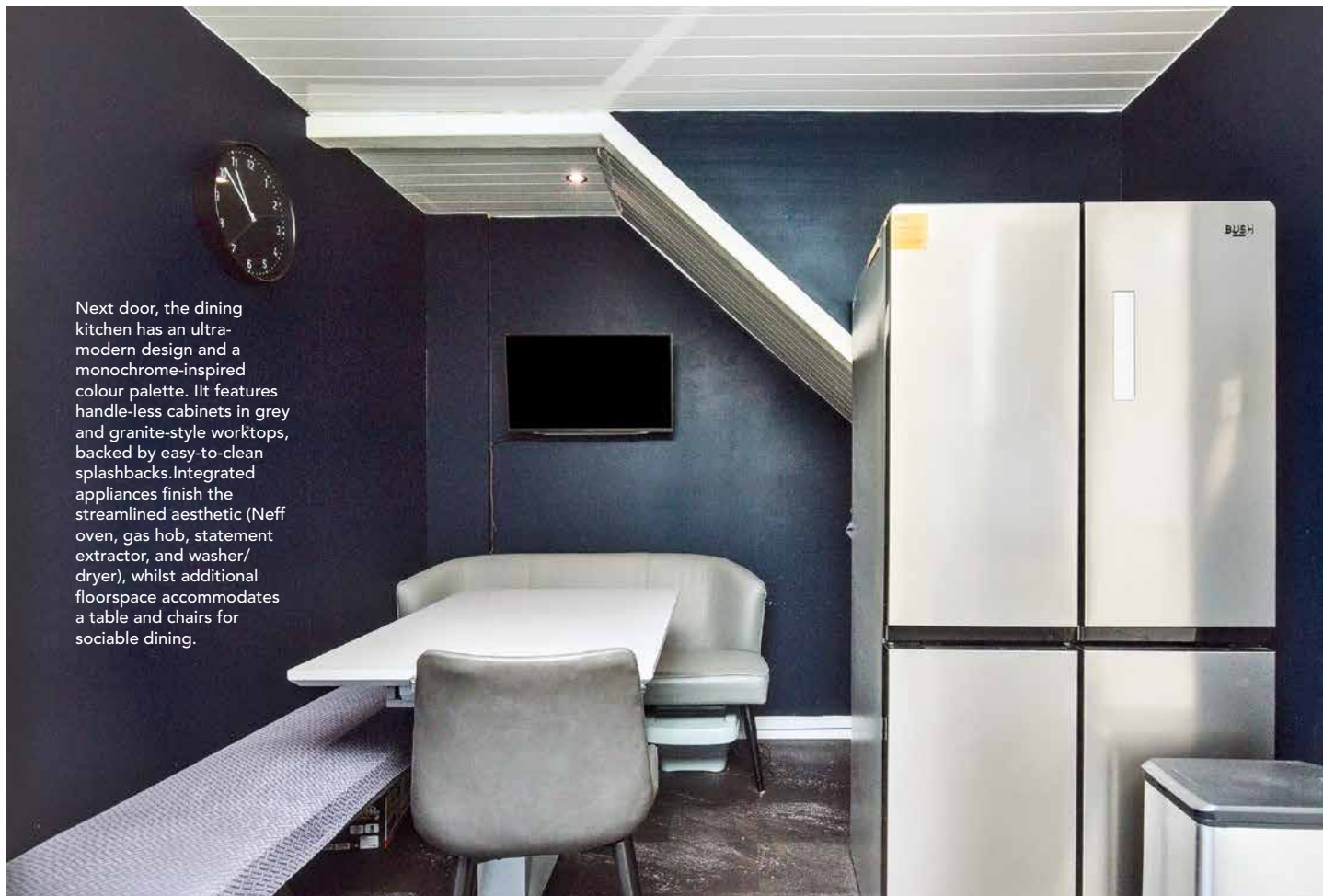




## Ultra-modern dining kitchen



Next door, the dining kitchen has an ultra-modern design and a monochrome-inspired colour palette. It features handle-less cabinets in grey and granite-style worktops, backed by easy-to-clean splashbacks. Integrated appliances finish the streamlined aesthetic (Neff oven, gas hob, statement extractor, and washer/dryer), whilst additional floorspace accommodates a table and chairs for sociable dining.



“Three double bedrooms continue the home’s high standards, enjoying neutral décor that enhance an airy ambience.”







## First floor bedrooms

There are two carpeted bedrooms on the first floor, one equipped with open wardrobe storage and the other arranged as a child's room.





## Principal suite with en-suite shower room

The principal suite, on the other hand, occupies the second floor. It features wood-style flooring, built-in storage, and the luxury of its own en-suite shower room.







## On-trend 3pc family bathroom

Serving the first-floor bedrooms is an on-trend family bathroom, enveloped in sandy-toned tiles. It is comprised of a toilet, a storage-set washbasin, a towel radiator, an illuminated mirror, and a bath with handheld and overhead showers.

Gas central heating (including vertical radiators) and double glazing ensure year-round comfort.





## Garden & parking

Outside, there is a fully-enclosed rear garden providing a safe space for pets and children. It enjoys a neat lawn and a patio for summer barbecues. To the front, there is also a gated driveway for off-street parking.







## 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



## Price & Viewings

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[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU

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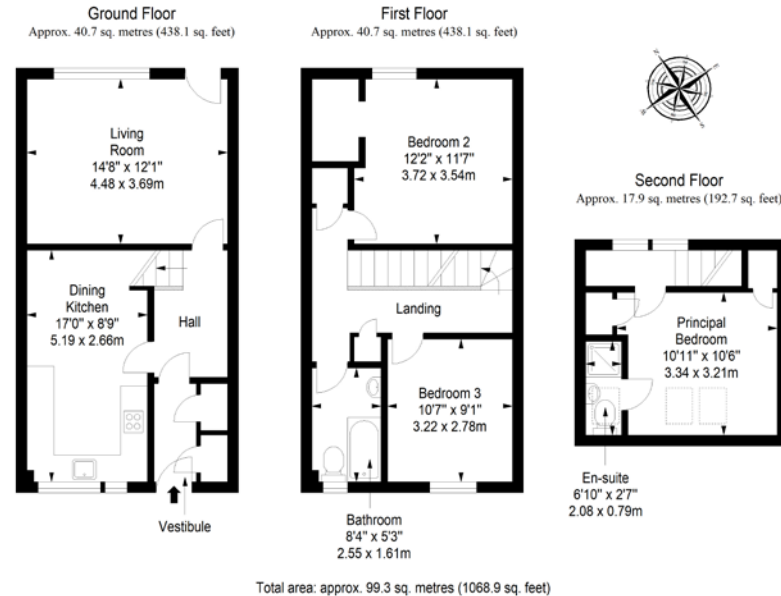
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### Glasgow

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EPC Rating - C | Council tax band - C | Home report Value - £350,000

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, and a fridge/freezer to be included in the sale.



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.