



Flat 5w  
14 Tolbooth Wynd  
North Leith, Edinburgh  
EH6 6DW



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## Property Summary

Enjoying a sought-after city address, this spacious two-bedroom flat on the third floor of an established residential development lies within the historic Leith conservation area, a stone's throw from tram links and The Shore's waterfront bars and prestigious eateries. Featuring well-proportioned interiors with a south-facing aspect, this well-presented flat is perfect for first-time buyers or as a rental investment. There is also access to a private store and on-street parking.

## Features

- Spacious third-floor flat in an established development
- Desirable Leith location, close to The Shore and transport links
- Secure shared stairwell
- Welcoming entrance hallway with storage
- South-facing living/dining room
- Bright breakfasting kitchen
- Principal double bedroom with built-in storage
- Second double bedroom/home office
- Stylish bathroom with shower-over-bath
- Enclosed communal gardens
- Secure external store
- Gas central heating and double glazing







## South-facing living/dining room and a bright breakfasting kitchen



The flat is accessed via secure communal stairs. Once inside, the entrance hall (with storage) features warm wood-coloured flooring which flows seamlessly into the social heart of the home, a bright south-facing living/dining room connected to a modern breakfasting kitchen via a glass block feature wall, further flooding the room with light. The kitchen (also south-facing) has base and wall units, a breakfast bar, freestanding fridge freezer, a washing machine and an integrated oven, hob and hood.







“Two double bedrooms are  
located at the rear of  
the property”





## A principal double bedroom with built-in storage and a second double bedroom/home office

The two double bedrooms are located at the rear of the property and feature wood-coloured flooring, with the principal also having built-in storage, while the stylish green-tiled bathroom benefits from further storage and a shower-over-bath. Gas central heating (with a recently-installed boiler under long-term warranty) and full double glazing ensure year-round comfort and efficiency.





## Enclosed communal gardens

Outside, a generous external store located in the communal vestibule provides additional space; perfect for secure bike storage. There is an enclosed communal garden with clothes drying facilities to the rear and a play park across the road from the front door. Within walking distance of the Leith waterfront and local green spaces, Tolbooth Wynd is close to several major bus routes and a short walk from a tram stop, connecting you to the city centre and airport. On-street parking is regulated under Zone 8.







## 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.



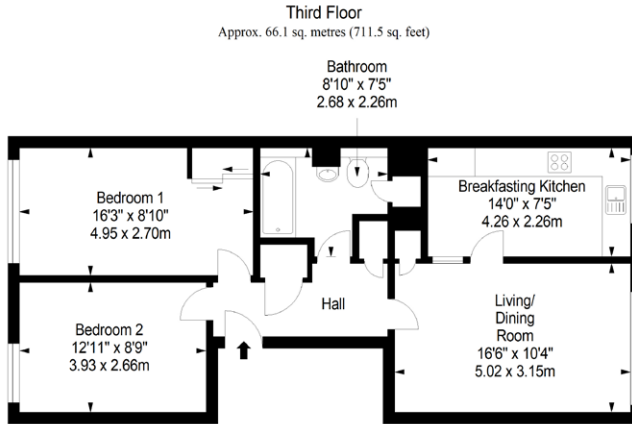




## Floorplan

External Storage  
Approx. 2.9 sq. metres (31.2 sq. feet)

External Store  
7'8" x 4'2"  
2.34 x 1.26m



Total area: approx. 66.1 sq. metres (711.5 sq. feet)

EPC Rating - C | Council tax band - B | Home report Value - £220,000

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



## Price & Viewings

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

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