



68/14 LORNE STREET
LEITH, EDINBURGH, EH6 8QF



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Welcome to a traditional one-bedroom third-floor city flat which features stylish interior design and modern finishings throughout. This south-facing home further benefits from an open-plan reception area and breakfasting kitchen, a separate two-piece shower room and WC, and ample built-in storage. In addition, it has a sought-after location near Easter Road in Leith, set within easy reach of fantastic amenities, bars and restaurants, and bus and tram links for a speedy commute into the city centre. This flat is a superb home for professionals, couples, and first-time buyers.

Inside the flat, you are greeted by a hall connecting to all accommodation via four-panel wooden doors. The open-plan living room/breakfasting kitchen is to the left, enjoying fashionable neutral tones and varnished wooden floorboards. A south-facing sash window floods the room in warm sunlight, whilst a beautiful feature fireplace (set beside an open Edinburgh Press) forms a lovely focal point for arranging lounge furniture. Zoned behind a breakfast bar and laid with an easy-upkeep floor, the kitchen adds to the living area's aesthetic with an on-trend design and colour palette. It incorporates black cabinets, white metro splashbacks, and wooden worktops, which work together to create a balanced look in line with the living room's features.

FEATURES

- Third-floor city flat with stylish interiors
- Part of a traditional tenement building
- Sought-after location in popular Leith
- Near excellent amenities, bus and tram links
- Sophisticated decoration and period details
- Entrance hall with four-panel wooden doors
- Open-plan breakfasting kitchen/living room
- Double bedroom with built-in wardrobe
- Modern 2pc shower room and separate 2pc WC
- Enclosed communal garden
- Controlled permit parking (Zone N7)
- Gas central heating and sash-and-case windows





An oven, gas hob, extractor hood, and washing machine come integrated in the kitchen, with two neighbouring cupboards (one housing space for a fridge/freezer, the other the boiler). On the opposite side of the hall, the south-facing double bedroom enjoys a striking colour palette and soft carpeting to create a sophisticated environment. It can accommodate a study area and it is supplemented by a built-in mirrored wardrobe. The home also features a modern two-piece shower room and a separate two-piece WC. The former is equipped with a towel radiator, a storage-set washbasin, and a shower cubicle, whereas the latter is fitted with a toilet, a washbasin, and a towel radiator. The property has gas central heating and traditional sash-and-case windows. Outside, homeowners enjoy an enclosed communal garden, as well as easy access to Leith Links and Pilrig Park, ensuring ample opportunities for enjoying the outdoors. Handily, the property falls within a controlled permit parking area as well (Zone N7). Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.







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, Claremont Park and Pilrig 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.







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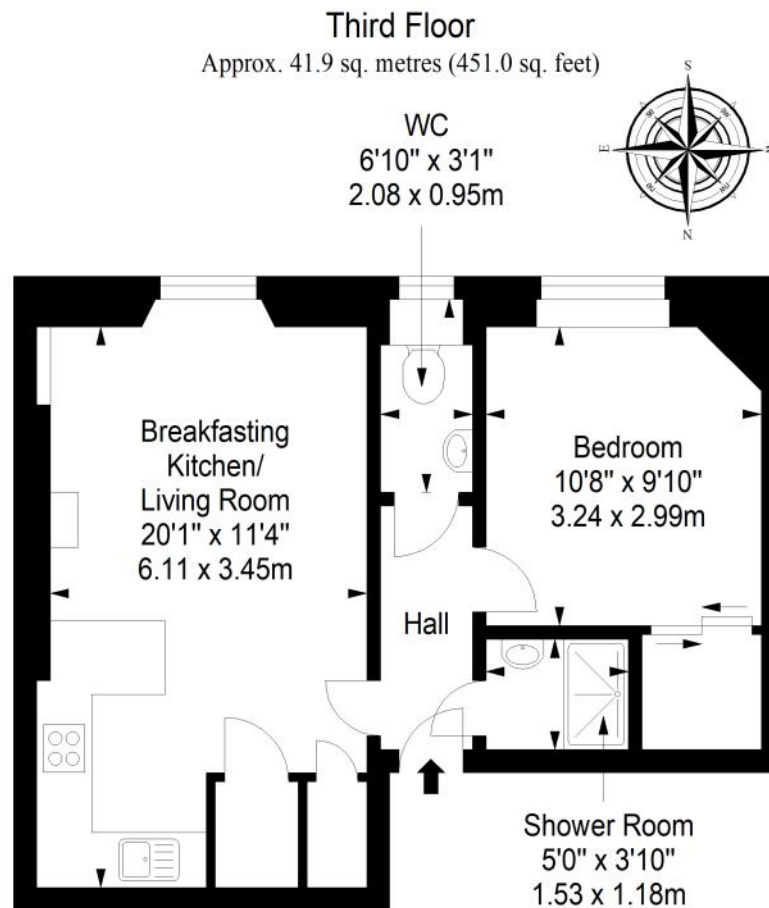
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HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 41.9 sq. metres (451.0 sq. feet)