



RALPH HENDRIE LEGAL

T 0131-370-0470

F 0131-370-0471

E viewings@ralphhendrie.legal

169/9, Great Junction Street, EDINBURGH EH6 5LG



" A STYLISH PERIOD TOP FLOOR FLAT,
A STROLL FROM THE VIBRANT SHORE DISTRICT
& WITH STUNNING PANORAMIC VIEWS OVER
THE ICONIC EDINBURGH SKYLINE"

Offers Over
£240,000

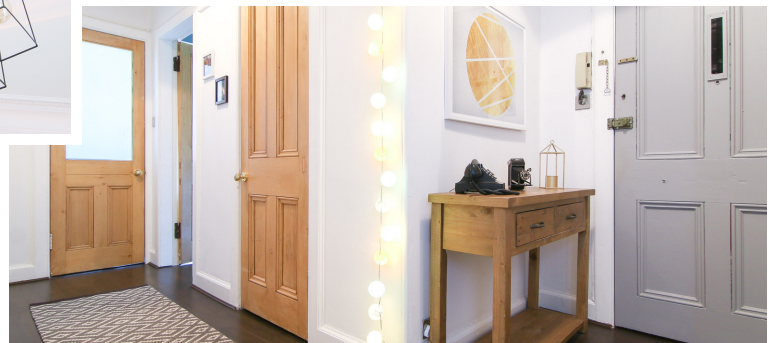
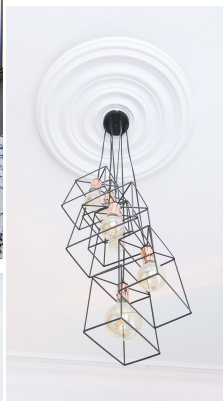
www.ralphhendrie.legal



Positioned on the top (third) floor, this immaculate two bedroom flat, offers a stunning city home a short stroll from the vibrant 'Shore' district of Leith, plus panoramic views over Edinburgh's iconic skyline, including Arthurs Seat, Calton Hill and the Castle. The property has been upgraded and modernised to a superb standard, while retaining it's period charm. A generous hall, with crisp walls and rich dark wooden laminate flooring gives an immediate sense of style that continues throughout the property. Bathed in light from the double glazed casement windows, the spacious living room easily accommodates a dining table with a handsome cast iron fireplace as a centrepiece. Next door, the well-appointed kitchen features wood finish units providing ample storage and workspace. At the rear of the property, both bedrooms enjoy a bright west facing aspect and those spectacular views. The master features a large closet and between the two bedrooms is a sleek white shower room, tiled in a stylish 'metro' design and features a glass/chrome enclosure and black ladder radiator. Gas central heating and double glazing are fitted throughout.



Please call 0131-370-0470 to make an appointment to view



or you can email us at viewings@ralphhendrie.legal





LEITH

The historic old port of Leith, is a highly sought after location and lies approximately 3 miles north east of the city centre. At it's heart is the vibrant and popular 'Shore' area, offering a vast array of bars, cafes and Michelin star restaurants, set around the Water of Leith. Based within the area is the Ocean Terminal Shopping Centre, including a Pure Gym, Vue Cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office. The vast open space of Leith Links are nearby, offering a number of leisure opportunities, as well as the old bath house of Victoria Baths, now a leisure centre with swimming pool and fitness centre. The Water of Leith cycle path network ends here and offers a vast network of pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas, including Balerno, Ratho and beyond. An excellent number of regular bus routes, service the area, including the No.22 route to the west and the Gyle Business Park.

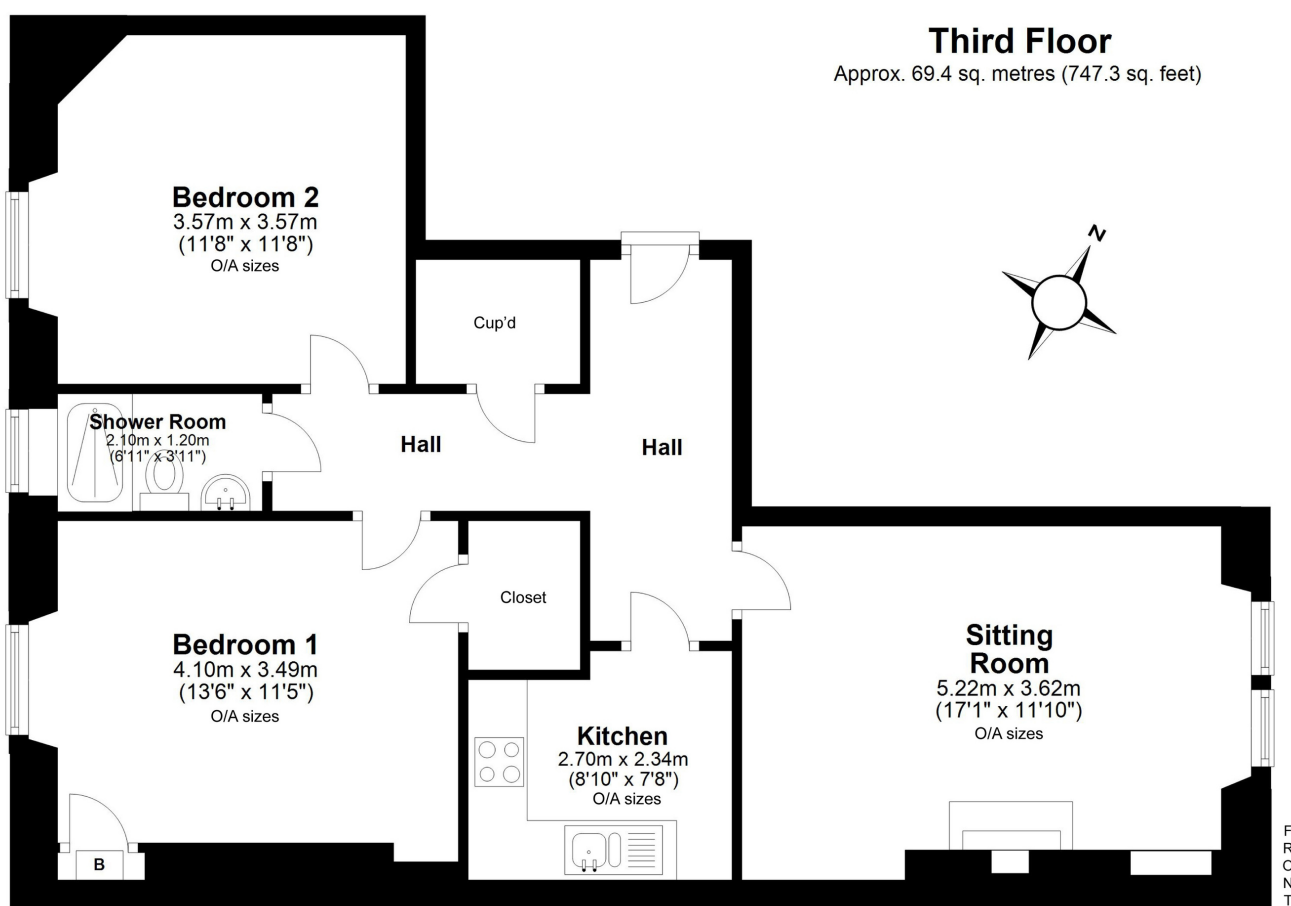


or visit us online at www.ralphhendrie.legal



Third Floor

Approx. 69.4 sq. metres (747.3 sq. feet)



RALPH HENDRIE LEGAL

Ralph Hendrie Legal is a trading name of Hendrie Legal Ltd Company Number 615551
Murrayburgh House, 17 Corstorphine Road, Edinburgh EH12 6DD
T 0131-370-0470 | F 0131-370-0471
E viewings@ralphhendrie.legal | W www.ralphhendrie.legal