



90/6 Constitution Street
Edinburgh, EH6 6RP

A

"Constitution Street is a spacious two-bedroom flat located in one of Edinburgh's most vibrant neighbourhoods, just a short stroll from Leith Links and The Shore"

- WELL MAINTAINED SHARED STAIR
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- WC
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SHORT WALK TO TRAM STOP
- EASY ACCESS TO CITY CENTRE





LOCATION

Leith is the port of Edinburgh situated around 2 miles from Edinburgh city centre and is a vibrant and diverse place to live. It offers a wonderful array of restaurants, cafes and bars, many of which are to be found at the nearby cosmopolitan Shore. With its unique blend of old and new architecture, Leith has become a popular area with young professionals, yet it retains a distinctive character separate from the rest of the city. The city centre is a short distance away where there are fantastic amenities. Ocean terminal shopping centre, a large flagship development which houses over 70 national and boutique retailers, multi-screen cinema, restaurants and leisure facilities is also a few minutes' walk away, as is The Royal Yacht Britannia, one of the city's leading tourist attractions. The area is well served with schooling for all ages. There are frequent bus services to the city centre. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport, making it ideal for commuting.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

Constitution Street is a spacious two-bedroom flat located in one of Edinburgh's most vibrant neighbourhoods, just a short stroll from Leith Links and The Shore's popular waterside bars and restaurants. Set on the top floor of a charming period tenement, the property offers an abundance of space and a stylish interior. Presented in excellent condition, the accommodation includes: a welcoming hallway; a bright and spacious living room with log burner; contemporary kitchen diner, large enough for a table and four chairs, with plenty of floor and wall-mounted storage; generous double bedroom 1; double bedroom 2; a modern shower room and a separate WC, completing the property's accommodation. Further benefits include: gas central heating and double glazing.

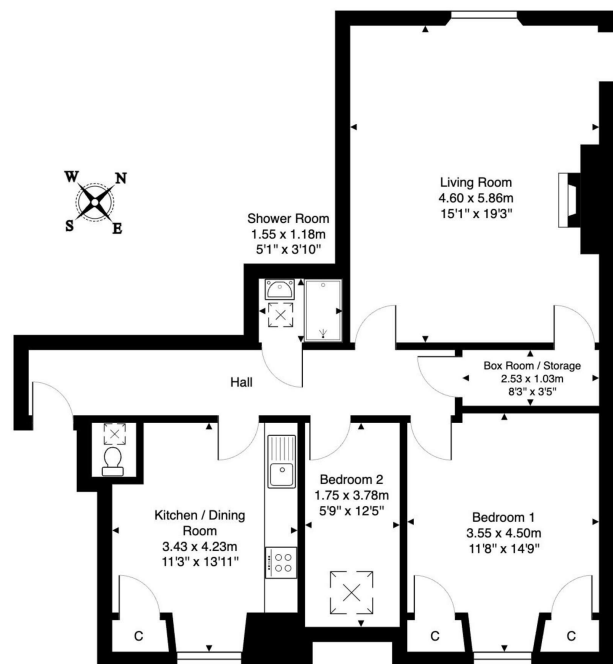
EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



90/6 Constitution Street, Edinburgh, EH6 6RP



Third Floor

Total Area: 85.2 m² ... 917 ft²

All measurements are approximate and for display purposes only.

A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

ēspc

zoopla

OnTheMarket

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565