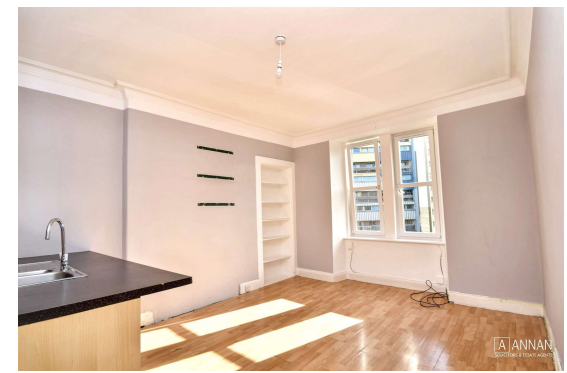




**13/4 Admiralty Street**  
Edinburgh, EH6 6JT



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.

## 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. Leisure activities can be found locally at Leith Victoria Leisure Centre and David Lloyd Fitness Club. The Water of Leith cycle path is close by linking to a network of routes throughout the city. Leith Links and Pilrig Park are nearby for a relaxing stroll. 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.

## DESCRIPTION

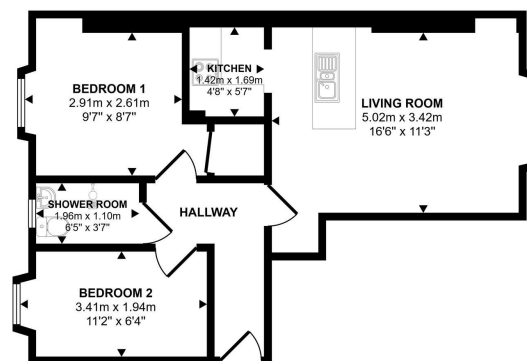
13/4 Admiralty Street is a fantastic opportunity to remodel and upgrade this flat. The property is situated in Leith and close to the cosmopolitan Shore area. Entered via a secure door entry system to a shared stairwell, the accommodation comprises: hallway; sizeable living/dining room with island incorporating a sink and recessed kitchen, twin windows, open Edinburgh shelved press, and corning; double bedroom 1 with cupboard off and open Edinburgh shelved press; double bedroom 2 and wet room with electric Mira shower and useful window to avoid a build-up of condensation. Further benefits are double glazing, electric heating, sanded and sealed doors, laminate flooring, great local amenities, great transport links including tram service.

The energy efficiency rating for this property is band D

## COUNCIL TAX

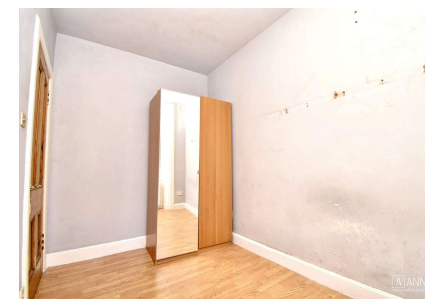
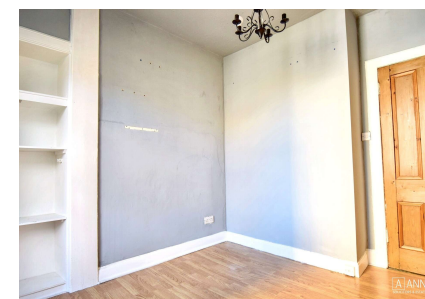
It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

Approx Gross Internal Area  
47 sq m / 501 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**A ANNAN**  
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**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.

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