



Solicitors & Estate Agents



41/6 Bernard Street

The Shore | Edinburgh | EH6 6SL

A beautifully presented dual aspect duplex apartment forming part of a B listed building in the heart of the vibrant Shore district of Leith. Located close to a fantastic range of shops, bars, restaurants and within walking distance of the city centre, the property offers stylish and contemporary interiors and viewing is highly recommended to truly appreciate the accommodation on offer.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Permit/meter parking
-  EPC rating – D
-  Council tax band - D



Description

From the secure entrance and communal hallway you enter on the third floor with entrance vestibule and bedroom three which has a built in wardrobe and storage cupboard, and would make an ideal guest bedroom being on its own level. Carpeted stairs lead up to a naturally lit landing and straight ahead is the striking lounge/dining room with views to the Firth of Forth, and is open plan to the modern fitted kitchen with a range of base units with wooden worktops and subway style tiling. The principal bedroom has a velux window and doors opening onto roof space, whilst bedroom two benefits from eaves storage. The luxurious bathroom has a velux window, inset overhead rainfall shower, heated towel rail and underfloor heating. A floored attic with light provides a useful storage space and the property also benefits from gas central heating and double glazing (with the exception of bedroom three).



Extras

Included in the sale will be the TV unit, light fitting in bedroom three, gas hob and electric oven, fridge/freezer, wine fridge and integrated washing machine and dishwasher.

Parking

Permit/meter parking is available in the surrounding streets and nearby carpark.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property sits in the heart of The Shore, once a thriving port at the core of the capital's maritime industry and now characterised by an enviable selection of cafes, independent shops, bars, and award-winning restaurants. On Saturdays, Leith Market offers fresh provisions and produce, street food, and wares from local artists. Ocean Terminal includes a variety of shopping and leisure facilities, high-street shops, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Water of Leith walkway and cycle route is close at hand and parks and green spaces are also nearby, including Leith Links. Excellent public transport by bus or tram provides swift access to the city centre, surrounding areas and Edinburgh International Airport.





Approx. Gross Internal Floor Area 89 Sq M / 963 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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