





Welcome

Welcome to Leith—Edinburgh's most dynamic and sought-after neighbourhood. Bursting with creativity, culture, and a rich maritime history, Leith offers an unbeatable blend of old and new. Set within a factored building with a secure entry-phone system, lift and a communal bike store, the second floor flat in move in accommodation comprises; a welcoming reception hall with storage cupboards, lovely open plan sitting/dining room with a stylishly fully fitted kitchen with built in appliances and double patio doors that lead onto the private balcony. Master double bedroom with built-in wardrobe and ensuite shower room, a further double bedroom with built in mirrored wardrobes, and a well appointed bathroom family with a white three-piece suite having a shower over the bath.

The apartment has gas central heating via a community heating with boiler located remotely. There is parking available for rent in the development's underground car park, £100 per month, per car.

Set in the popular, high amenity Leith area, the property is perfectly placed to take full advantage of the many and varied local amenities including a superb selection of shops, cafes, bars, restaurants, supermarkets and a gym, plus regular bus services are available almost on the door step, with the city centre, nearest tram top at McDonald Road, Omni Centre and St James Quarter all within walking distance.

Factor fee with RMG Ltd. Approximately £1,300 pa covering communal maintenance and block building insurance. Council Tax Band: D EPC: B.

Places for People Gym opens in May 2025 and will offer residents discount off membership.

Viewing by appointment. Call 07884 247419

75.4 SQ MTRS.





Leith

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Extras

Kitchen appliances to be included are ceramic hob, electric oven, extractor hood, washing machine and fridge freeze. All with warranties.



Get in touch

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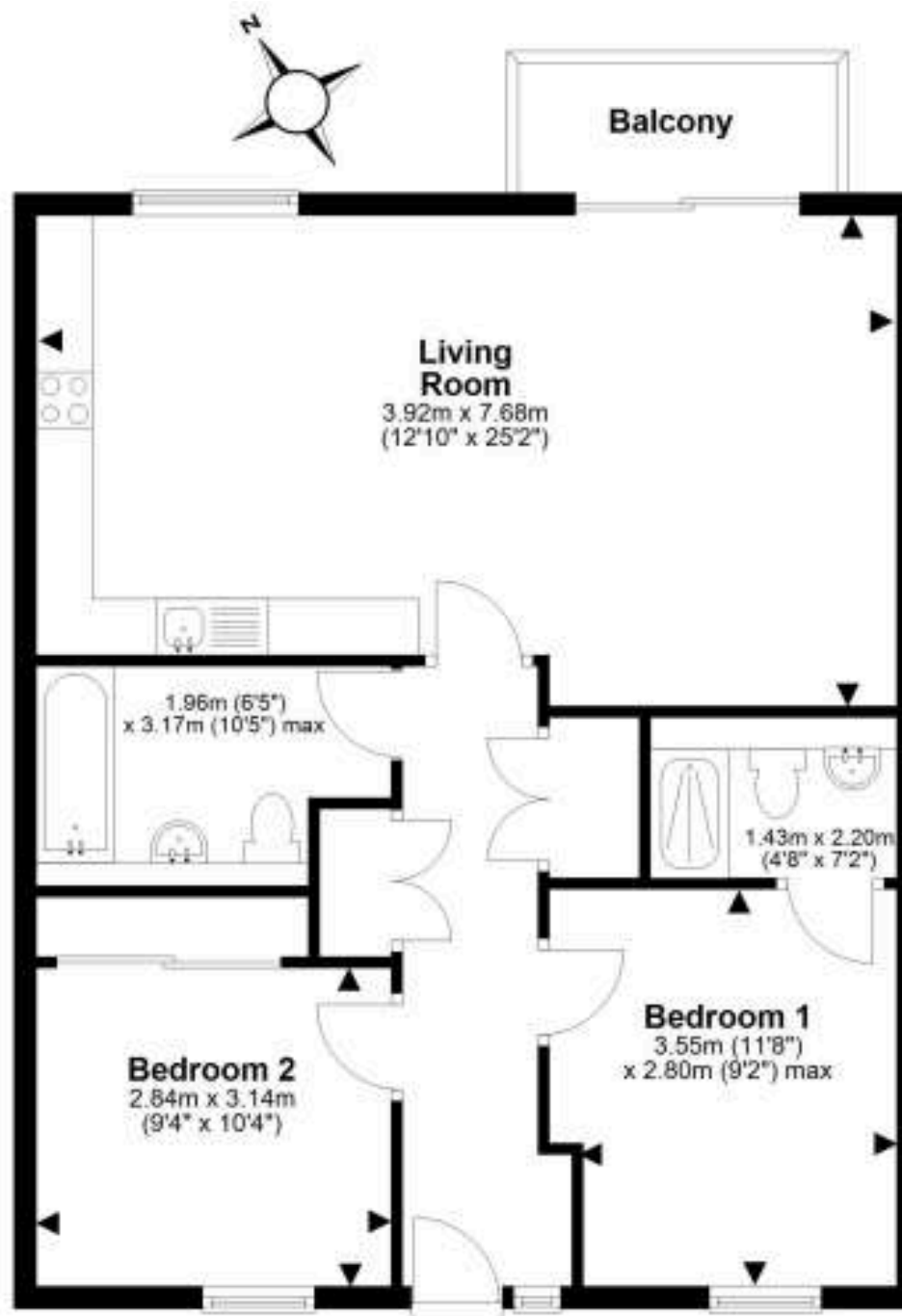
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.