



CLANCYS

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56/5 North Fort Street,

Edinburgh, EH6 4HN



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2



1



EPC

C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely 2-bedroom second floor flat, forming part of this modern yet mature residential development within easy reach of Ocean Terminal and the fashionable Shore district of Leith. The accommodation comprises an entrance hallway, living room with kitchen off, two bedrooms and a shower room. The property further benefits from gas central heating and double glazing. The development is set within areas of shared garden ground and there is residents car parking to the rear and zoned permit parking to the front.

Location

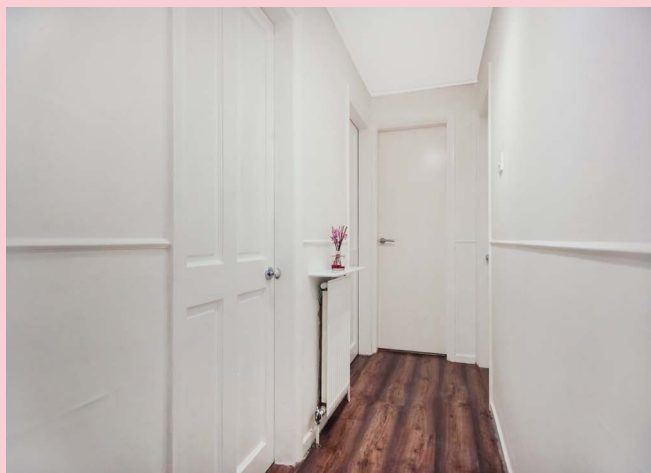
The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

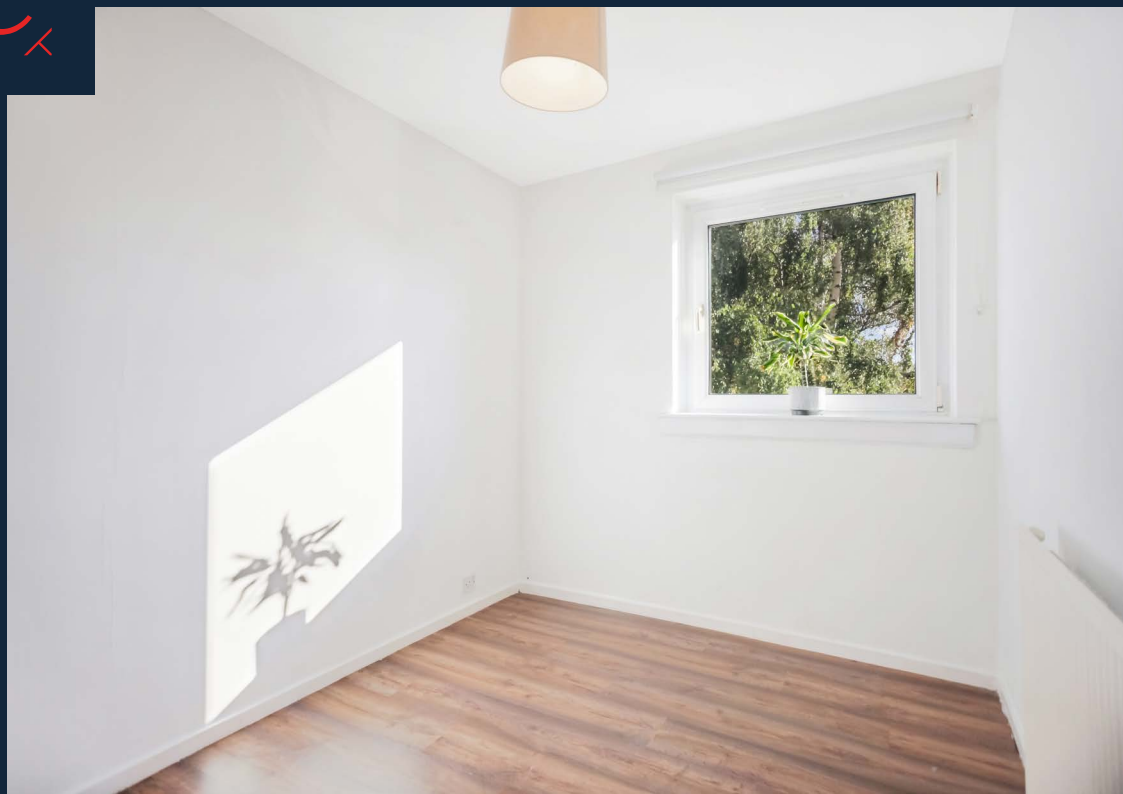
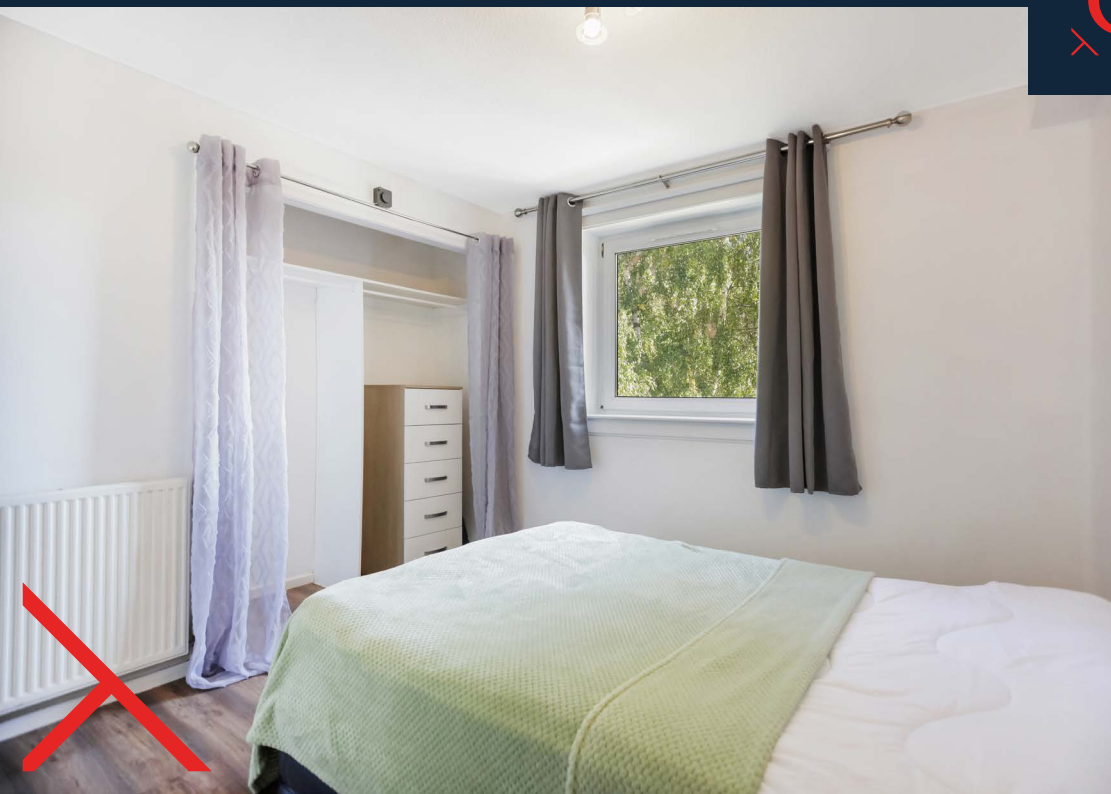
Extras

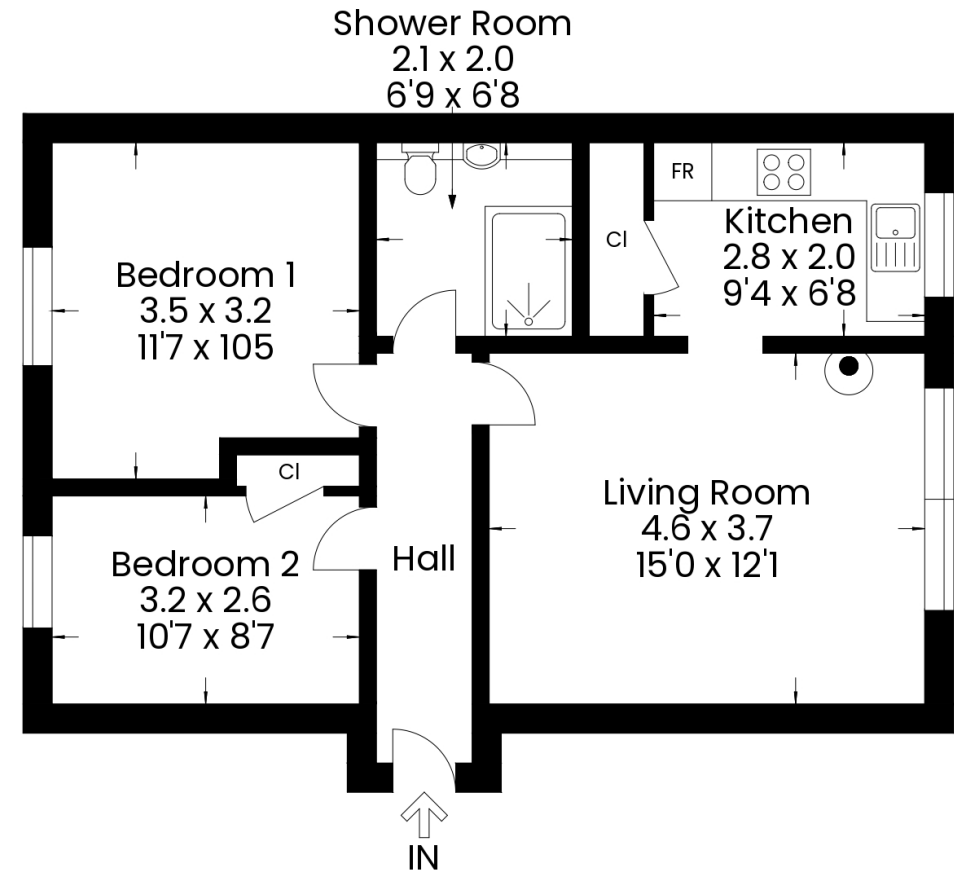
All fitted floor coverings. The white goods are also in the price fridge and washing machine.

Features

- Entrance hallway
- EPC rating - C
- Lounge with kitchen off
- Council Tax Band – B
- 2 Bedrooms
- Tenure - Freehold
- 1 Shower room
- Gas central heating
- Double glazing
- Shared garden grounds
- Residents car parking to the rear
- zoned permit parking to the front.







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



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