



91/3 Constitution Street, Edinburgh

Offers Over £235,000





**\*STUNNING 2 BEDROOM GROUND FLOOR FLAT!\***

Niall McCabe & RE/MAX Property are delighted to present to the market this charming 2-bedroom ground floor corner apartment on Constitution Street, Leith—a unique gem that perfectly blends the old with the new. Set within a beautifully converted warehouse, this property exudes character with its industrial styling, thoughtfully paired with modern comforts. The apartment boasts stunning new sash and case windows that flood the space with natural light. Ideal for those seeking a distinctive home in a vibrant neighbourhood, this apartment offers a rare opportunity to own a piece of Leith's rich history, with all the modern amenities you desire.

The property is just minutes' walk from Leith Links and Claremont Park, which are home to tennis courts, a bowling green, football pitches, play areas, a cricket ground, allotments, and a community croft. Unrestricted parking is also available on Constitution Street and in the immediate vicinity

The home report can be downloaded from the RE/MAX website.

Freehold Property

Council Tax Band B

Factor Fee – circa £140 per quarter

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked.



### Entrance Hallway

22' 7" x 3' 7" (6.88m x 1.08m)

Gorgeous L-shaped entrance hallway, which fans perfectly onto all accommodation.

Flooring is chic wood which sets the tone to follow, and there is lovely central lighting.

### Lounge/Kitchen

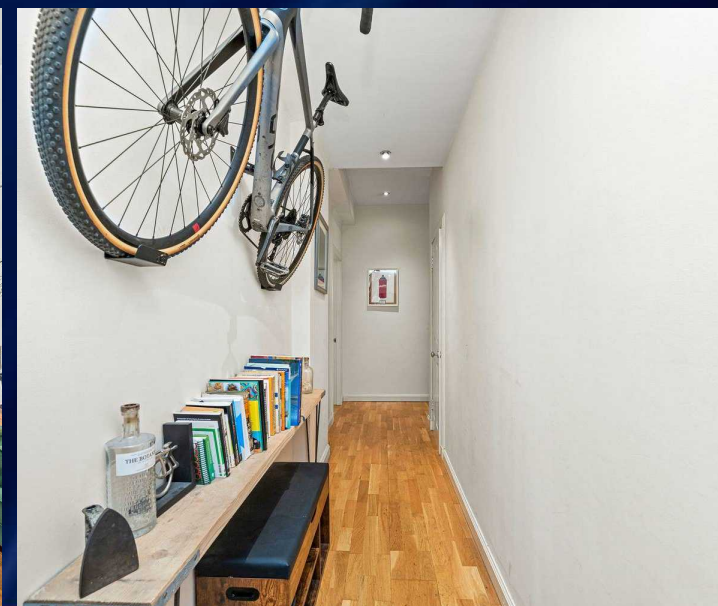
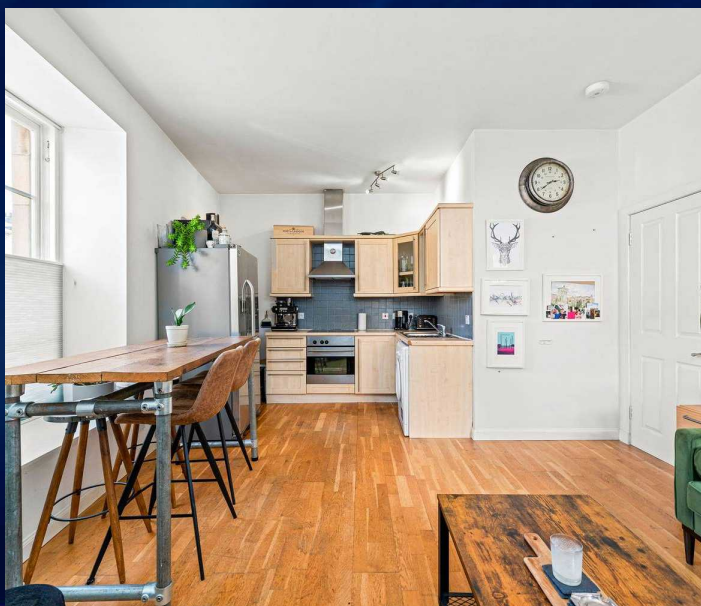
18' 9" x 13' 11" (5.72m x 4.24m)

Experience the perfect blend of luxury and style in this stunning open-plan kitchen and lounge. Featuring an eye-catching feature wall, industrial-inspired finishes, and a well-equipped Shaker-style kitchen with space for all your appliances, this space is both functional and beautiful. The inviting lounge area, with its dual aspect windows and dedicated dining space, is ideal for entertaining guests or relaxing in comfort.

### Bedroom 1

12' 4" x 10' 2" (3.77m x 3.10m)

Step into the stunning master bedroom, where a chic Venetian plastered wall, and a refined colour palette create an atmosphere of elegance. With beautiful wood flooring and ample space for versatile furniture layouts, this bright, light-filled room with its side-facing window is your perfect retreat.





## Bedroom 2

14' 1" x 6' 7" (4.29m x 2.01m)

Bedroom 2 is a spacious, versatile double room with beautiful wood flooring, a charming sash and case window, and characterful high ceilings with elegant cornicing. Perfect for adapting to your needs, whether as a guest room, home office, or cozy retreat.

## Family Bathroom

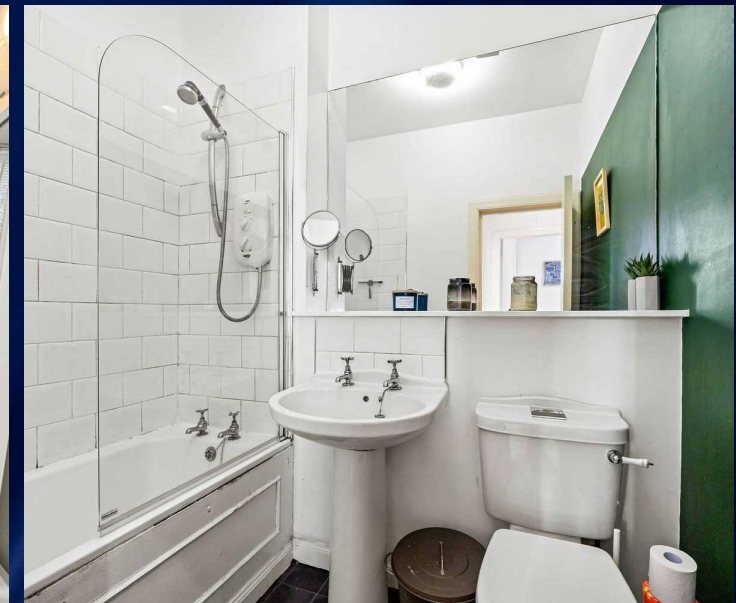
7' 3" x 5' 0" (2.22m x 1.52m)

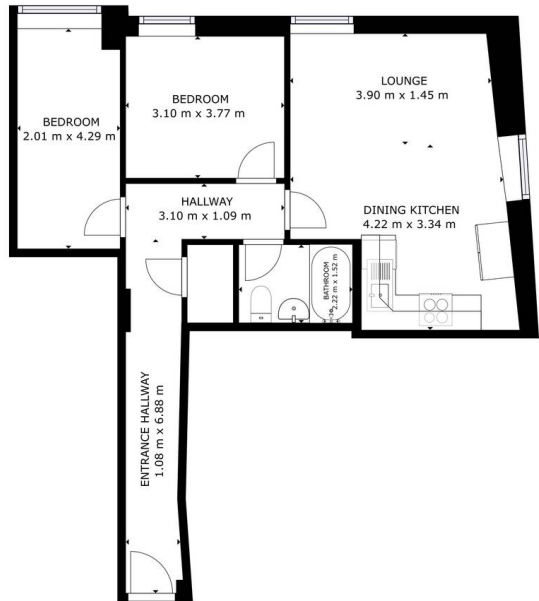
Indulge in the elegance of this luxurious 3-piece family bathroom, featuring a crisp white suite and a spacious bathtub perfect for relaxation.

The room is beautifully appointed with lovely flooring, mirrored accents, and ample storage, offering both style and practicality in every detail.

## Exterior

Externally, the property is accompanied by gorgeous courtyard garden areas and ample residents parking – unheard of this close to city centre! A hidden gem....





GROSS INTERNAL AREA  
FLOOR: 1.60.46 m<sup>2</sup>  
TOTAL: 60.46 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







## RE/MAX Property

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