



Offers over £395,000

136/2 Constitution Street, Edinburgh, EH6 6AJ



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Modern Stylish 2 Bed Loft Apartment in Leith

Tucked behind a handsome Georgian facade in the heart of Leith this spacious and versatile loft style apartment offers bright open-plan living space arranged over two levels with high ceilings, exposed steel and a private garage.

Shared Entrance, Ground Floor Kitchen/Dining Room, Impressive Open Stair Leading up To, Large First Floor Living Room, Principal Bedroom with En Suite Bathroom, Second Double Bedroom, Separate Shower Room, Generous Study, Walk-In Storage Cupboard, Single Car Garage, Double-Glazing, Gas Central Heating, Moments from Tram/The Shore.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Dining Kitchen	19'5" x 13'8" (5.94 x 4.19)
Living Room	28'6" x 20'8" (8.71 x 6.32)
Bedroom 1	23'1" x 8'11" (7.06 x 2.74)
Bedroom 2	14'0" x 9'10" (4.27 x 3.02)
Study	18'9" x 7'3" (5.72 x 2.21)

LOCATION

The property forms part of a modern conversion hidden away off Constitution Street behind an attractive period building. It is an ideal location being quietly hidden away, yet right in the heart of this bustling corner of the city. The Edinburgh Tram runs close to the property offering quick and convenient links into the city Centre, whilst the bars, restaurants and coffee shops of The Shore are just a few moments away. There are supermarkets nearby too with a Tesco on Duke Street and an array of stores within Ocean Terminal. The open spaces of Leith Links are conveniently close by and offer respite from city life, as do the pleasant walks to be found along the banks of the Water of Leith. For the motorist there are links to the east via Seafield Road or the West via Ferry Road, which in turn connect to the wider motorway network.

EXTRAS

All White Goods included in the Sale

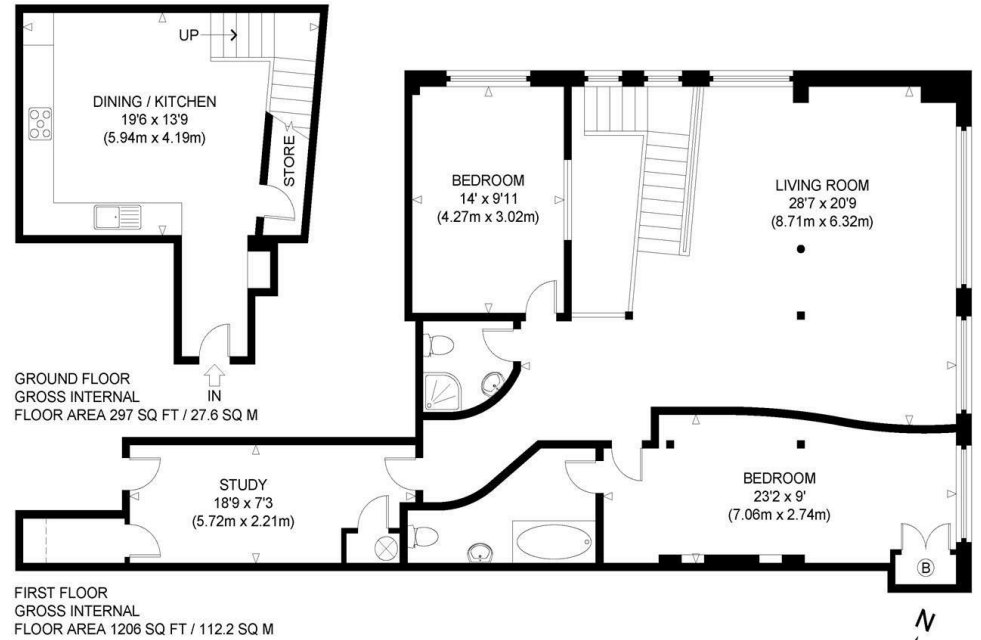
EPC RATING

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VIEWING

By appointment only please Telephone: 0131 554 6244





CONSTITUTION STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1503 SQ FT / 139.8 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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