



# Leith, Edinburgh

34 (1F2) KIRK STREET, EDINBURGH EH6 5EZ

Beautifully presented throughout, mixing period features with modern decor, this light and spacious, two bedroom, first floor flat further benefits from an additional box room/study and use of lovely communal gardens, in the heart of the city.



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## DESCRIPTION

First floor flat in traditional tenement located in a quiet street but in an extremely central location. The property comprises of:

- Entrance Hall with Storage Cupboard
- Sunny Sitting Room with Wood-Burning Stove
- Stylish Fitted Kitchen Dining Room with Utility Nook
- Spacious Principal Bedroom
- Second Double Bedroom overlooking Communal Gardens
- Box Room/Study
- Shower Room
- Gas Central Heating
- Lovely Communal Gardens

## LOCATION

Kirk Street is situated within walking distance of Leith Walk and the Shore, two vibrant and fashionable areas of the city. There you will find a wonderful variety of acclaimed restaurants, traditional pubs, galleries and bistros. Leith Farmers' Market (on most Saturdays) offers the perfect place to source fresh local produce and nearby cafes make for idyllic weekend brunch spots. Leith Walk offers an excellent variety of small speciality shops as well as a large Tesco. The City Centre with its museums, galleries, further well-known eateries and entertainment venues, is also within easy reach (either walking or via regular public transport), as is the Omni centre with its multi complex cinema, the Playhouse Theatre and the recently completed St James Quarter shopping centre featuring prestigious department stores, John Lewis and Harvey Nichols. Nearby is the Leith Victoria Swim Centre with swimming pool, fitness classes and gym and there are also various local access points to the city's cycle path network and the Water of Leith walkway for that tranquil riverside walk.

Leith Links Park makes for an excellent summer BBQ spot. Schooling is well represented within the area from nursery through to senior level. Excellent transport links further enhance Kirk Street's appeal. The area benefits from an extensive public transport network including 24-hour buses and the new tram network meaning quick and easy commuting to the City Centre, Waverley and Haymarket train stations, St Andrews Bus Station and Edinburgh International Airport.

## COUNCIL TAX BAND

Band: D

## EXTRAS

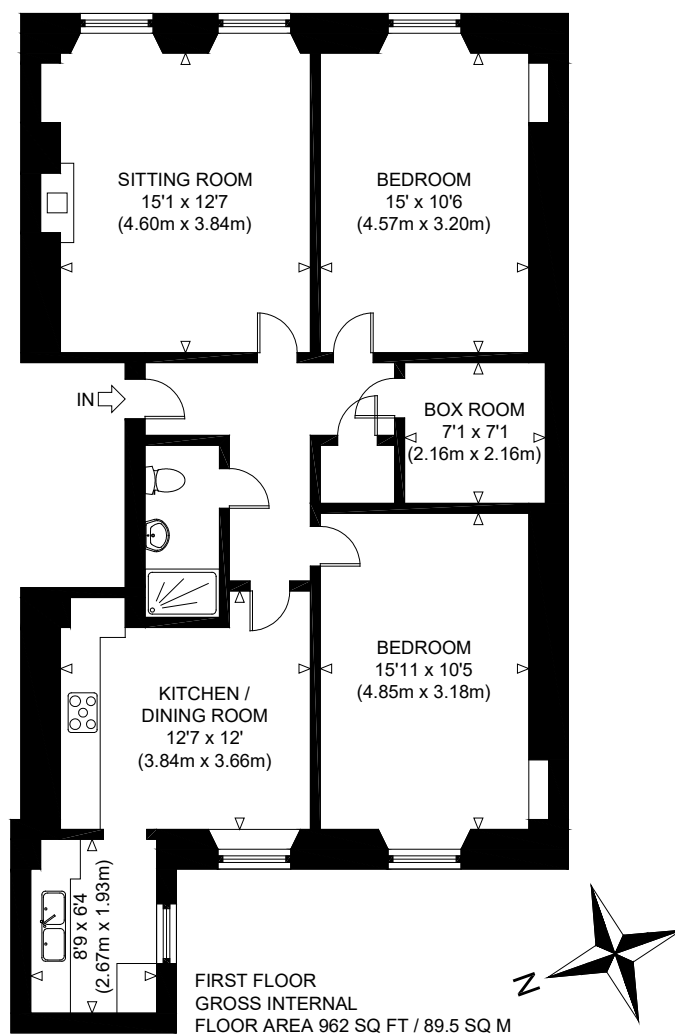
Carpets, blinds, floor coverings, light fittings, integrated oven and hob, integrated fridge/freezer, integrated dishwasher and washing machine are all included in the sale

## VIEWING

By Appointment with Agents: Tel: 0131 467 7550







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 962 SQ FT / 89.5 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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