

345/4 Leith Walk

LEITH, EDINBURGH, EH6 8SD



Exceptionally spacious three-bedroom flat on Leith Walk boasting stunning period features, high ceilings, and sash windows



0131 524 9797



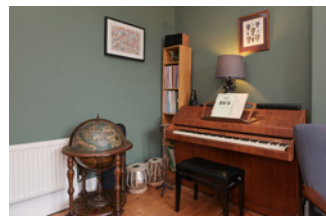
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McEwan Fraser Legal is delighted to present this exceptionally spacious and character-filled three-bedroom second-floor flat, perfectly positioned on vibrant Leith Walk. Blending impressive period features with generous proportions, this stunning property offers an abundance of charm, space, and practicality ideal for city professionals, families, or those seeking a stylish Edinburgh home with true character.

THE LIVING ROOM



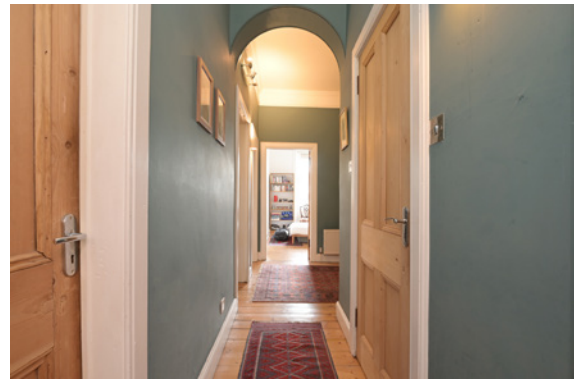
The accommodation is entered via a secure communal stair and opens into a welcoming hallway with excellent storage options throughout. The living space is full of traditional appeal, showcasing beautiful original floorboards, high ceilings, elegant cornicework, and sash and case windows that flood the rooms with natural light.

THE KITCHEN & UTILITY



The large kitchen is a real highlight of the home, thoughtfully designed with tiled flooring, ample workspace, and plenty of room for a large dining table, creating the perfect setting for both family meals and entertaining. The kitchen also benefits from a walk-in pantry and a separate utility room, offering additional convenience and storage.





There are three generous double bedrooms, each filled with natural light and offering space for free-standing furniture, while the property's layout ensures flexibility for home working or guest accommodation. The flat is completed by a well-proportioned bathroom and a handy box room or study space.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BOX ROOM



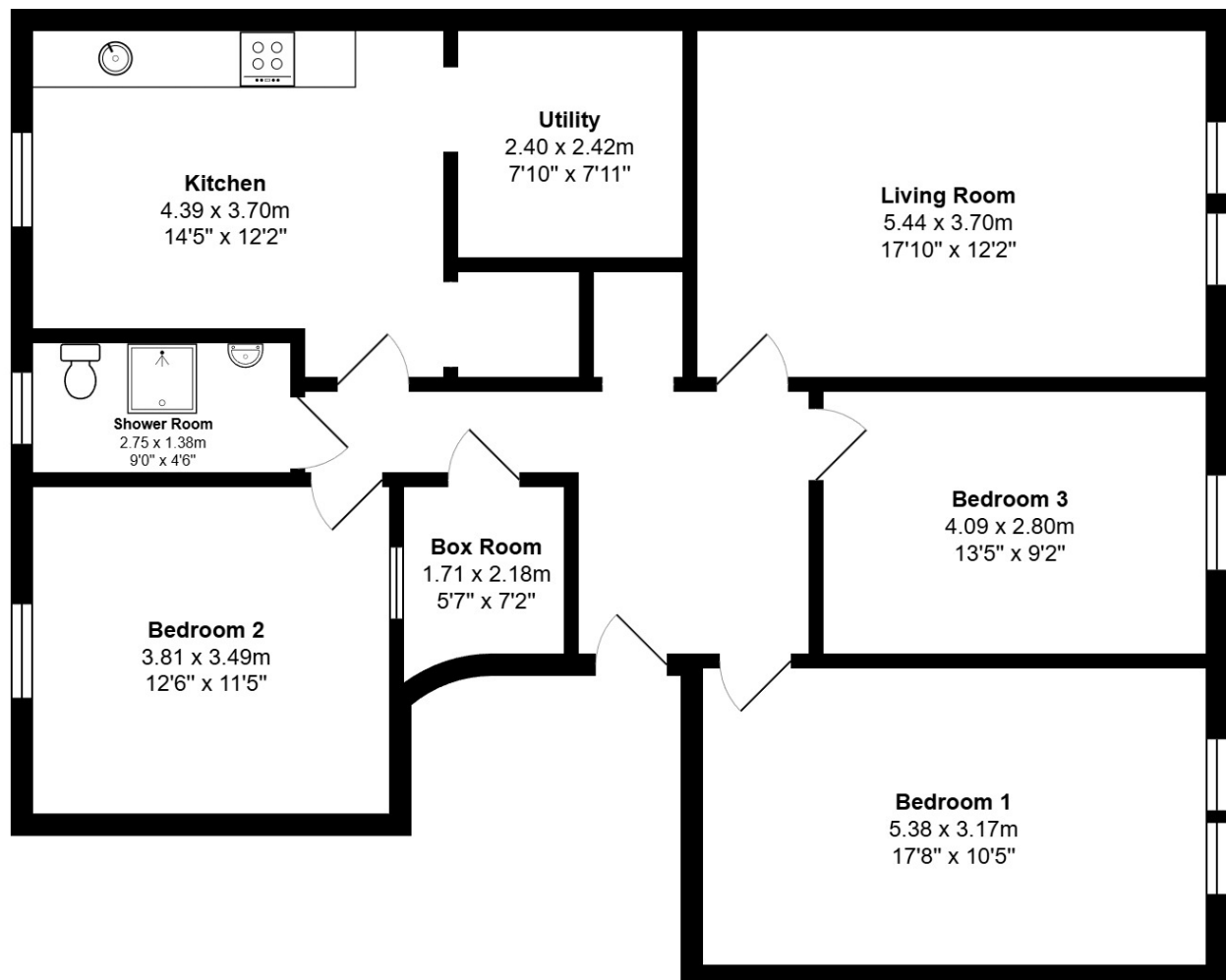
Further benefits include gas central heating and extensive storage, ensuring comfort and practicality throughout.

With its blend of traditional elegance, modern functionality, and unbeatable location on one of Edinburgh's most dynamic streets, this is a truly special home that must be viewed to be fully appreciated.

EXTERNALS

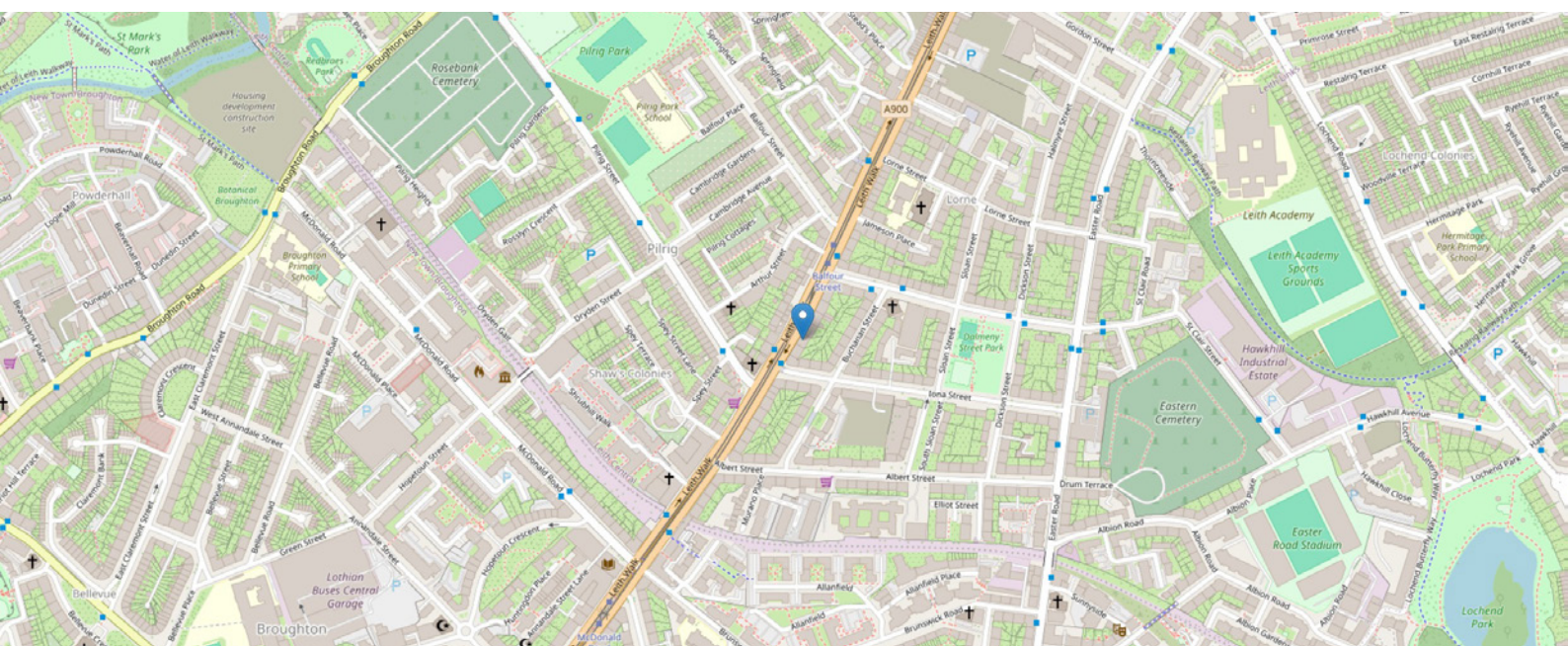


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 108m² | EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal, where further shops, restaurants, and a cinema can be found.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright, lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.

The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city bypass.



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Available



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