



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**37 Quilts Wynd**

Edinburgh EH6 5RZ

# 37 Quilts Wynd

Discover the perfect blend of luxury and tranquility in this stunning ground floor villa, ideally situated next to the picturesque Water of Leith. With its private garden and beautifully presented designer interiors, this home is an idyllic retreat for those seeking a peaceful yet city lifestyle.

Step inside to be greeted by the warmth of engineered oak flooring, enhanced by economical underfloor heating that ensures comfort year-round. The bright, airy lounge/diner flows seamlessly into a semi-open plan kitchen, creating an inviting space perfect for entertaining or simply enjoying a quiet evening at home. South-west facing, the lounge is bathed in light from a glazed door (leading out onto the garden) and picture window, both framed by built-in cupboard storage, which creates an inviting window seat area. The bedroom is a tranquil haven, also enjoying an outlook over the garden and finally, indulge in the luxurious four-piece bathroom, where creativity meets functionality. The beautifully designed wet area features both a soothing bath and a walk-in shower, offering a spa-like experience.

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## Property Summary

- Nestled beside the Water of Leith
- Ground floor villa
- Bright & airy lounge/diner, opening onto garden
- Contemporary kitchen
- Double bedroom with built-in storage
- Beautifully designed four-piece bathroom
- Utility cupboard; plumbed for washing machine
- Underfloor gas central heating
- Private south-west facing rear garden patio
- Ample unrestricted development parking
- EPC Rating - C | Council Tax Band - B

Home Report Value - £190,000







Next to the picturesque Water of Leith, with private garden & stunning designer interiors





Outside, your private garden awaits—an idyllic setting, on the banks of the treelined Water of Leith, enjoying a south-west facing aspect, with extensive built-in storage(including bike store).

Parking: Ample un-restricted development parking.

Extras: all fitted floor coverings, integrated blinds, and all integrated kitchen appliances, to be included in the sale.

Factor: The development is factored by Manor Estates Housing Association with an approximate cost of £60 per year. The factor fee includes the maintenance of the communal areas.

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**dream property!**



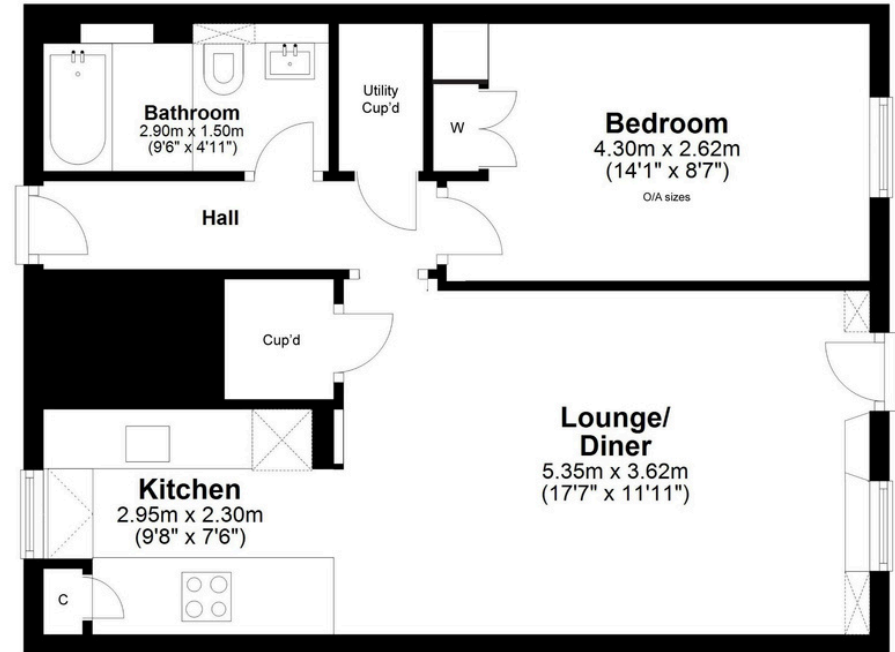
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**Ground Floor**  
Approx. 52.3 sq. metres (563.2 sq. feet)



## Location



WATER OF LEITH NEXT TO QUILTS WYND

The historic old port of Leith, is a highly sought after location and lies approximately 3 miles north east of the city centre. At it's heart is the vibrant 'Shore' area, offering a vast array of bars, cafes and Michelin star restaurants, set around the Water of Leith. Based within the area is the Ocean Terminal shopping centre, including a Pure Gym, Vue Cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office.

The vast open space of Leith Links is nearby, offering a number of leisure opportunities, as well as the old bath house of Victoria Baths, now a leisure centre with swimming pool and fitness centre. The Water of Leith cycle path network ends here and offers a vast network of pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas, including Balerno, Ratho and beyond. The tram network is close by and takes you west, as far as the airport. Additionally, there are efficient regular bus routes which also service the area.



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### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.