



72 (2F2) Madeira Street
LEITH | EDINBURGH | EH6 4AU


warners
solicitors & estate agents



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An impressive bright and extremely spacious two-bedroom second floor (top floor) flat in excellent order, finished to a high standard throughout whilst retaining many period features. Forming part of a well-maintained traditional tenement, pleasantly positioned within this desirable residential location close to The Shore / Trinity and withing very easy reach of the city centre. Secure door entry system.

This lovely apartment should appeal to a professional couple or a buy-to-let investor, offering generously proportioned ready to move-in accommodation comprising -

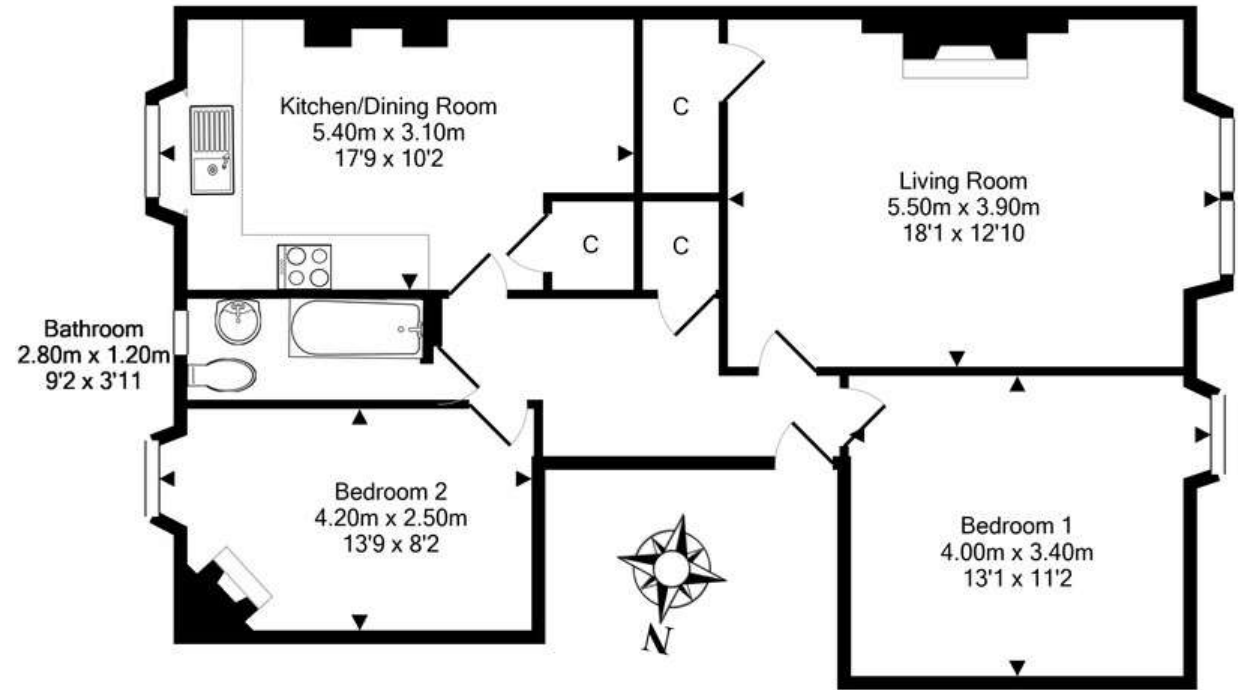
- welcoming entrance hall with walk-in storage off
- spacious twin windowed living room / ornate cornice and feature fireplace
- large fitted kitchen / dining room / pantry off
- two double bedrooms
- luxury bathroom with shower
- gas central heating
- double glazing
- shared rear garden
- ample unrestricted on-street parking

Extras included in the sale are all fitted floor coverings, induction hob, oven, extractor canopy, washing machine, integrated dishwasher and fridge/freezer, all bathroom and shower fixtures and fittings. EPC rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline currently in construction: when completed, this will connect Leith to the city and to Edinburgh International Airport.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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