

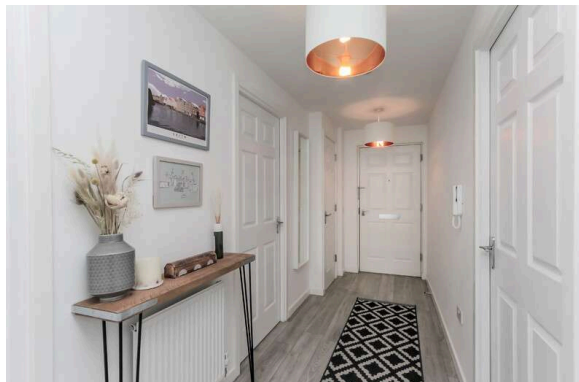


21 (flat 2) Stanwell Street  
LEITH | EDINBURGH | EH6 5NG

**warners**  
solicitors & estate agents

tel. 0131 552 6100





## 21 (flat 2) Stanwell Street

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A delightful two bed, dual-facing ground floor apartment, forming part of a well-positioned modern development situated adjacent to the green expanse of Pilrig Park, well placed for a superb range of amenities and a short walk to the bustling and fashionable Shore district.

This lovely home has been finished off to a high specification throughout, and offers contemporary interior with many eye-catching finishing touches and effortlessly stylish decor.

- Hallway
- Living room with French doors opening onto a Juliette balcony
- Stylishly appointed kitchen
- Two comfortable double bedrooms, both with fitted storage
- Bathroom featuring a contemporary white suite with separate shower enclosure
- Gas central heating
- Double glazing
- Secure entry phone system
- Residents parking
- Communal landscaped grounds

The fitted floor coverings, blinds, oven, hob, cooker hood, washing machine, dishwasher, and fridge/freezer are included. EPC Rating B.

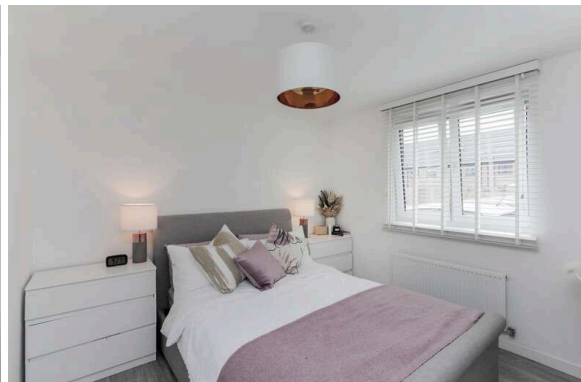
### HOW TO OFFER FOR THIS PROPERTY

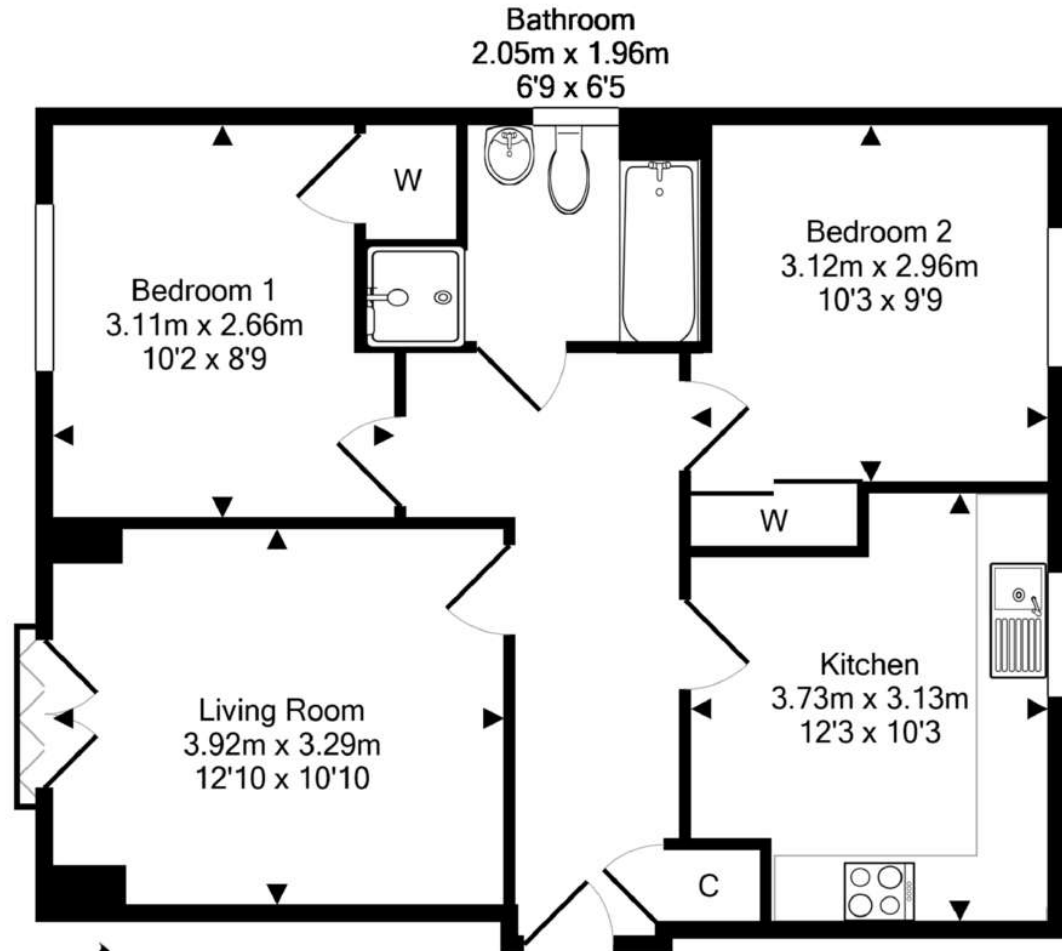
All offers should be submitted via your acting solicitor along with: a certified copy of photographic identification (e.g passport or driving licence) and a certified copy of your proof of address dated within the last 3 months (e.g recent utility bill), for each buyer. If you are not able to provide this via your solicitor, Warners Solicitors LLP can complete an online ID and proof of address check for each buyer. We require this information to be in place with any agreed offer.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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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