



2/6 Cadiz Street
LEITH | EDINBURGH | EH6 7BH



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Generous sized two bed first floor flat quietly positioned within a mature modern development, superbly situated close to the fashionable Shore amenities, the green expanse of Leith Links and tram services linking up to the City Centre and Edinburgh Airport.

This is an ideal first time buy or investment purchase, offering well presented accommodation with lots of natural light. The twin windowed public room has ample free floor space for relaxation and entertaining, and you'll also find room for a breakfasting table within the fitted kitchen. Additional accommodation includes two bedrooms and a bathroom with electric shower above the bath area. The well tended communal grounds include a residents' car park, for which the factors currently issue two permits, one for the resident and the other for a visitor.

- Fabulous amenities close at hand
- Living/dining room
- Breakfasting kitchen
- Two bedrooms
- Entrance hall with cupboard
- Double glazing
- Electric heating
- Security entryphone system
- Permit parking in residents' car park

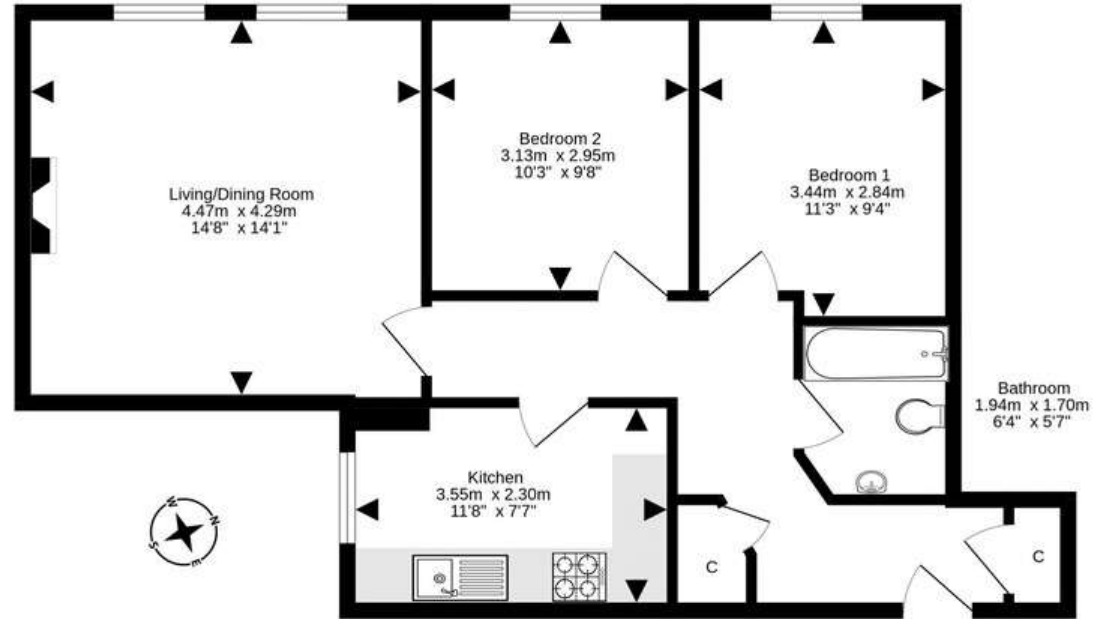
Extras included in the sale are all blinds, kitchen table and folding chairs, fridge freezer, washing machine, double bed and mattress, wardrobe and side table, microwave, kettle, toaster, hoover and iron. EPC rating D,

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



The vibrant and cosmopolitan area of Leith is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the 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 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. The area benefits from an excellent public transport system with 24-hour buses and a tramline connecting 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. Made with Metropix ©2024

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