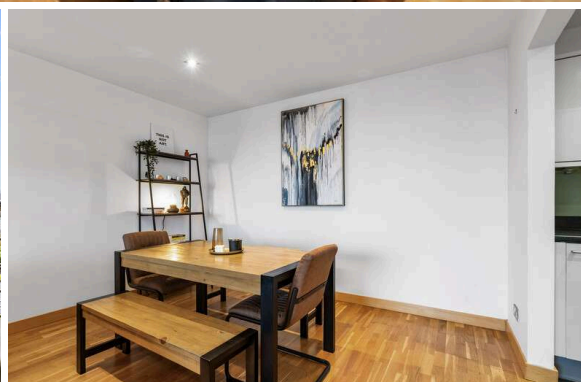
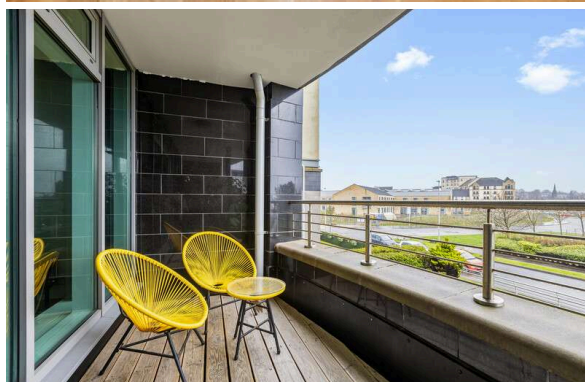




1/9 Western Harbour Drive
LEITH | EDINBURGH | EH6 6LR

warners
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1/9 Western Harbour Drive

Leith | Edinburgh | EH6 6LR

1/9 Western Harbour Drive is a modern first-floor flat located in the sought-after area of Leith in Edinburgh, just a stone's throw away from the ocean. The home boasts a spacious and stylishly presented living room. The living area is thoughtfully divided into a seating area and a dining area, creating a perfect space for relaxation and entertainment. Large windows flood the room with natural light, and from here, you can step out onto a generous balcony, offering a pleasant view of the surrounding area, including glimpses of the nearby water.

Adjacent to the living room is a contemporary kitchen, featuring attractive white units that complement the modern aesthetic of the space. Equipped with all the necessary appliances and ample storage, this kitchen is as functional as it is stylish.

This delightful flat also boasts two double bedrooms, both of which come complete with integrated wardrobes, providing plenty of storage space while maintaining a clean and uncluttered look. The bedrooms offer comfortable retreats, each designed to promote relaxation and restful sleep.

Completing the accommodation is the family bathroom, which is modern and neutrally decorated. Featuring a shower and bath combination, this bathroom provides convenience and versatility for both quick showers and long soaks, catering to the needs of all occupants.

Overall, this first-floor flat in Leith offers contemporary living spaces, ample storage, and a convenient location, perfect for a wide variety of buyer. In brief the property comprises -

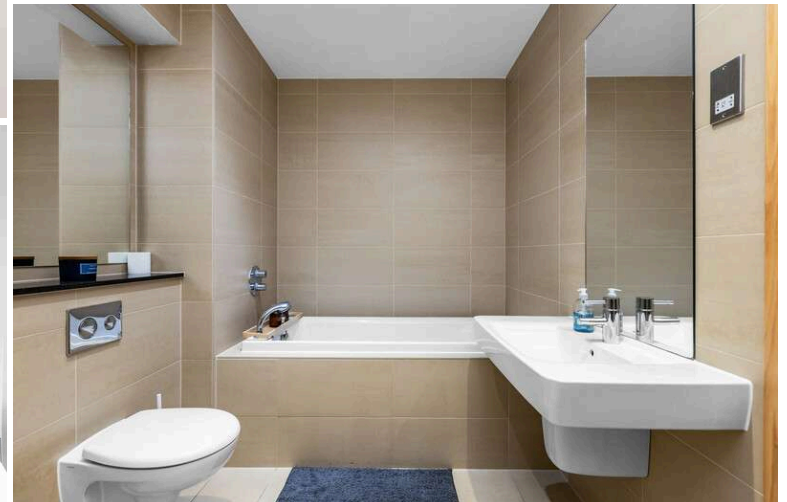
- Welcoming hall with ample storage.
- Stylish living room with large windows and direct balcony access.
- Modern kitchen with attractive white units.
- Two double bedrooms, both with integrated wardrobes.
- Contemporary bathroom with both shower and separate bath.
- Secure parking and on street parking.
- Communal grounds.
- Gas central heating and double glazing.

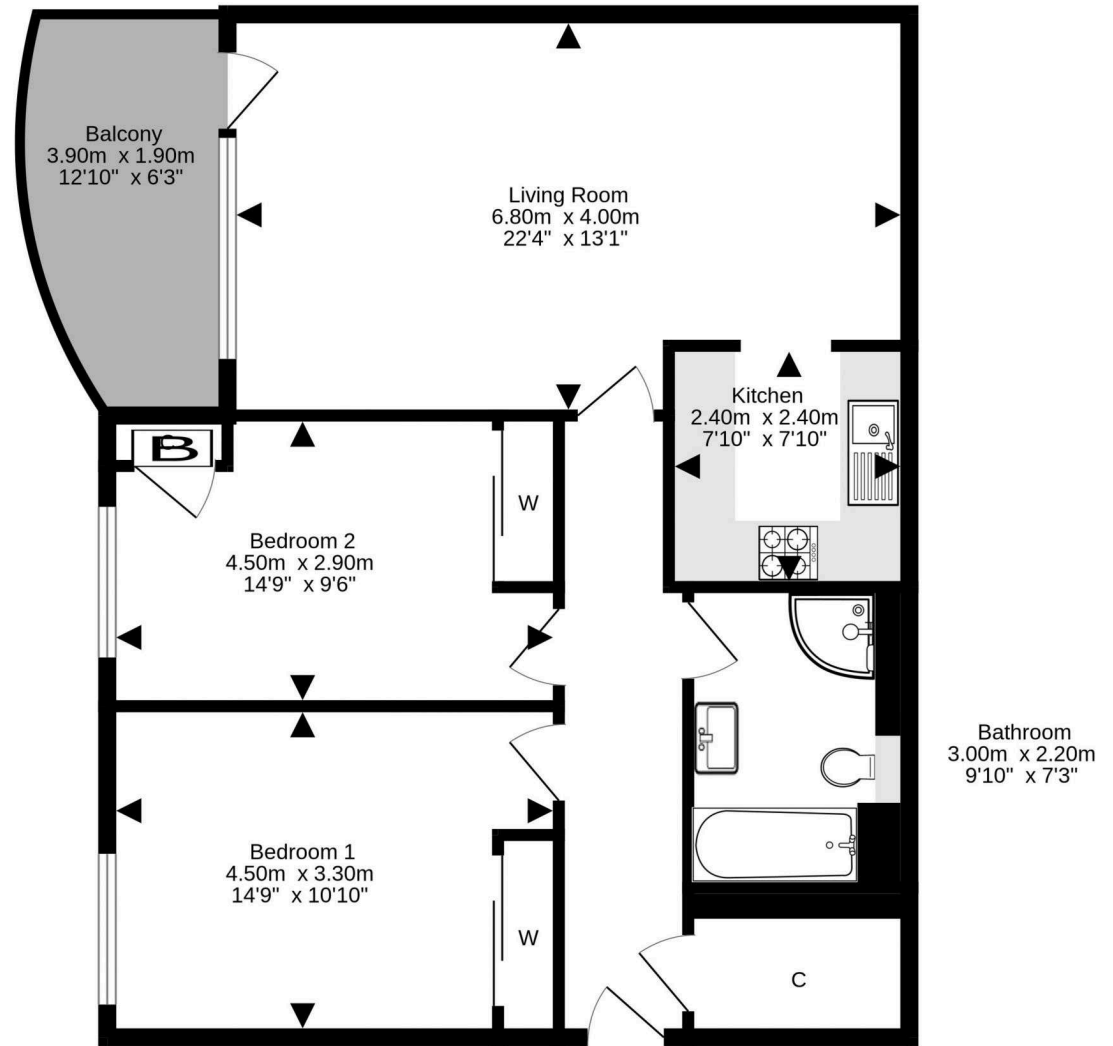
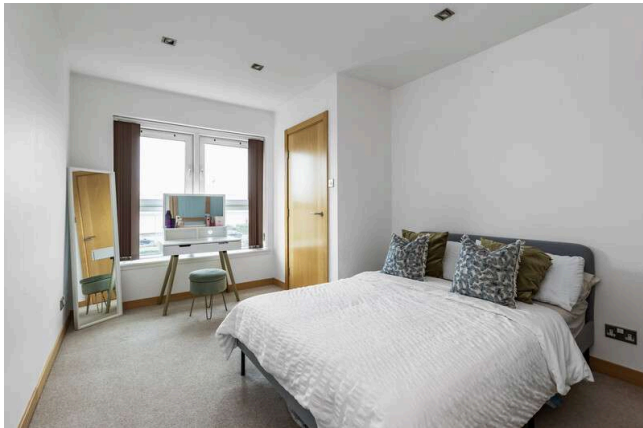
All blinds and white goods will be included in the sale. EPC Rating B.

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 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 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

