



9/1 Yardheads  
LEITH | EDINBURGH | EH6 6BU

  
**warners**  
solicitors & estate agents



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Situated in the sought after area of Leith, and just moments away from the fashionable Shore district, Warners are delighted to offer to the market this well presented, two-bedroom, ground-floor flat to the market. Appealing largely to first-time buyers, young professionals and investors, early viewing is recommended to appreciate this wonderful property.

Upon entering the flat, you are greeted with a welcoming entrance hallway which offers access to all rooms. The generously proportioned living/dining room is flooded with an abundance of natural light through the dual-aspect windows, whilst the room offers stylish wood flooring and neutral decor. The contemporary kitchen is fitted with a range of base and wall units, together with integrated electric oven and hob with ample space for free-standing white goods. Both double bedrooms are well-proportioned which can offer a cosy retreat for the new owner, benefitting from built-in wardrobe space. Completing the accommodation is a traditional three-piece bathroom suite with shower over bath.

- Spacious two-bedroom apartment
- Popular location
- Excellent local amenities
- Easy access to public transport links
- Spacious living/dining room
- Two double bedrooms with built-in wardrobe
- Bathroom
- Residents car park

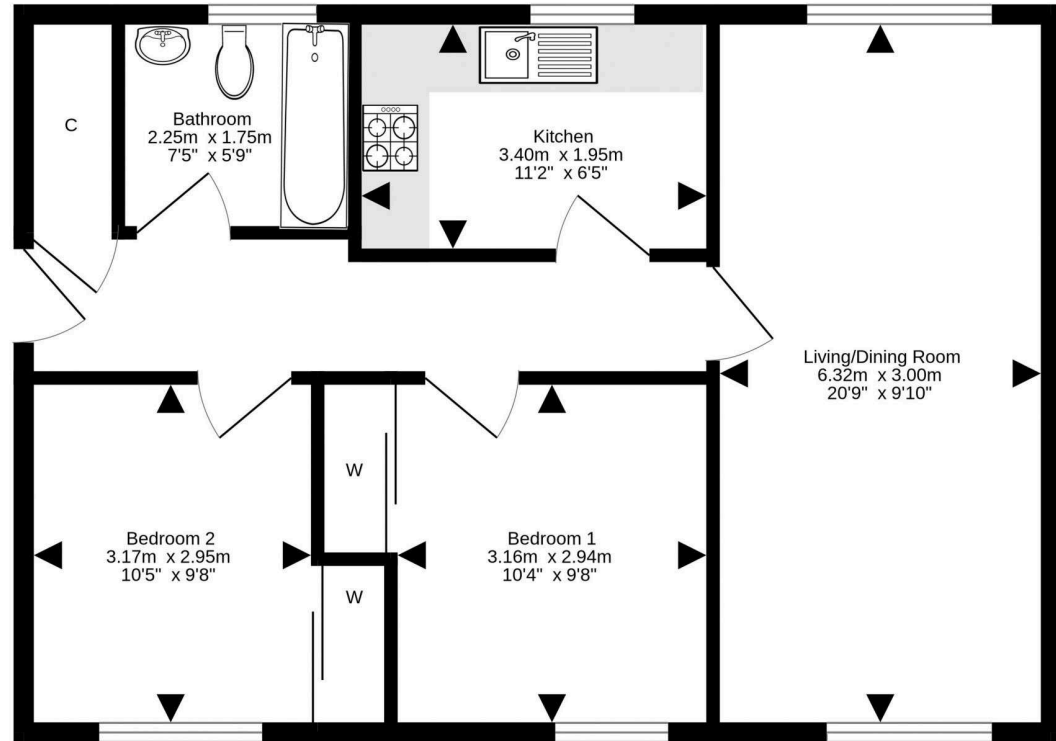
White goods included, all other items negotiable with the seller.  
EPC Rating D.

**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 a mix of restaurants, traditional pubs, trendy cafés, delis, and bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. 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,. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. 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

