



9/4 South Fort Street
LEITH | EDINBURGH | EH6 4DL


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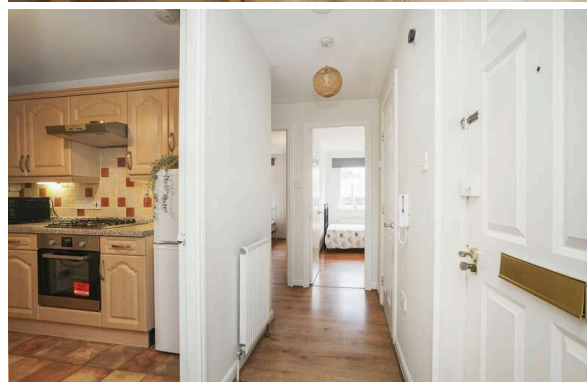
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Set on a quiet street nestled along the Water of Leith is this well-presented first floor apartment. Surrounded by manicured communal grounds the property boasts ample resident's parking, gas central heating and double glazing and would make an ideal home, moments from excellent amenities, quick transport links and vast open green spaces.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, bright twin windowed lounge with generous dining space, a contemporary kitchen with attractive units, two well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath.

- Modern apartment close to the Water of Leith
- Ample resident's parking
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two double bedrooms
- Stylish bathroom
- GCH & DG

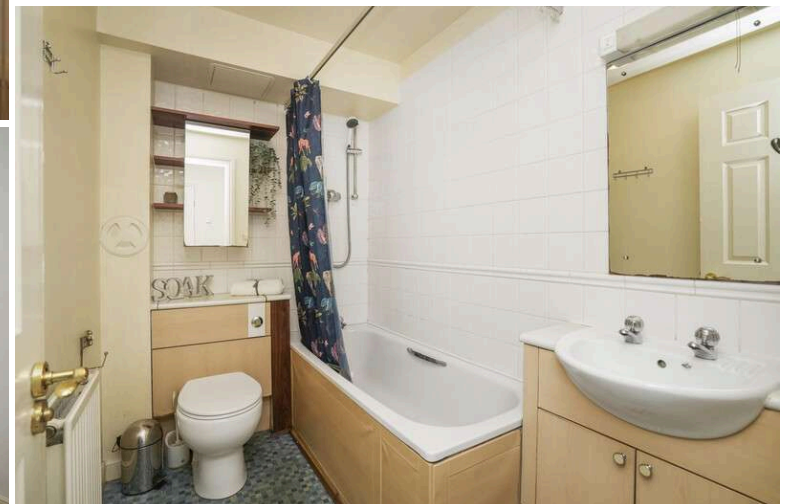


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



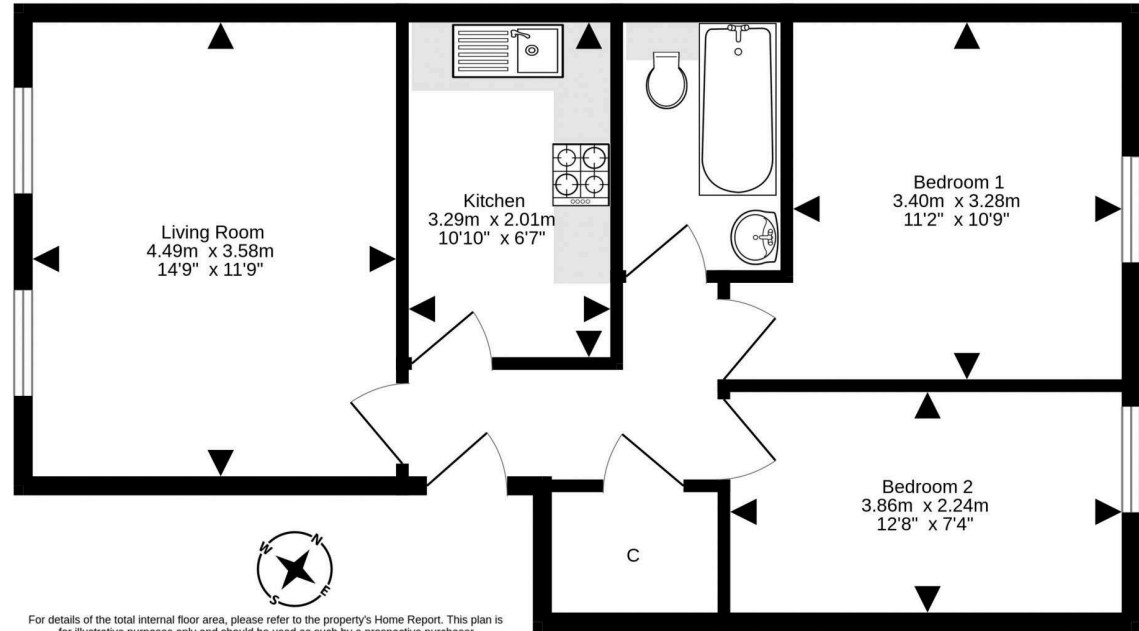
Extras included in this sale are, all blinds and kitchen appliances. Everything else can be included with separate negotiation. EPC rating B

The vibrant and cosmopolitan area of The Shore in 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 cafes, delis, and coffee bars. 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 multiscreen 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. The area offers schooling from nursery to senior level. It benefits from an excellent public transport system with 24-hour buses and a tramline that will connect Leith to the city and to Edinburgh International Airport.





Bathroom
2.42m x 1.60m
7'11" x 5'3"



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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