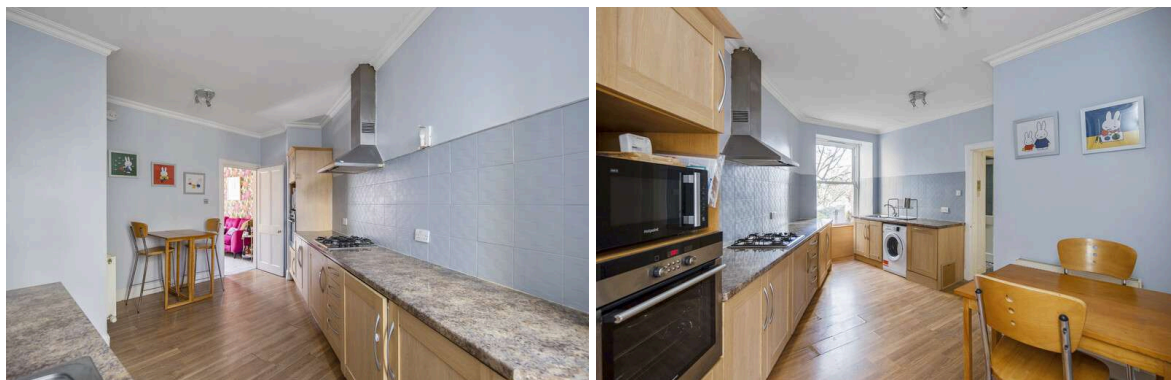




7/2 Admiralty Street  
LEITH | EDINBURGH | EH6 6JT

  
**warners**  
solicitors & estate agents



## 7/2 Admiralty Street

LEITH | EDINBURGH | EH6 6JT

Beautifully presented first floor flat with two bedrooms and two bathrooms forming part of a traditional building, situated in the sought-after cosmopolitan area of Leith close to excellent local amenities and the City Centre. This bright and well-proportioned property offers comfortable and well-planned accommodation in good condition with great storage throughout. The spacious living room is particularly attractive and complemented by the double windows that fills the property with natural light. The fitted kitchen currently has a dining area, washing machine, microwave, pantry as well as integrated fridge, freezer, dishwasher, gas hob, oven and fan, . There are two well-proportioned bedrooms, a shower room with double waterfall shower and a bathroom with shower over the bath and a heated towel rail. Completing the accommodation is the hallway with two storage cupboards. The property also benefits from secure entry, gas central heating and a shared garden. This superb property located in an excellent, sought-after location will appeal to a range of buyers, so early viewing is highly recommended.

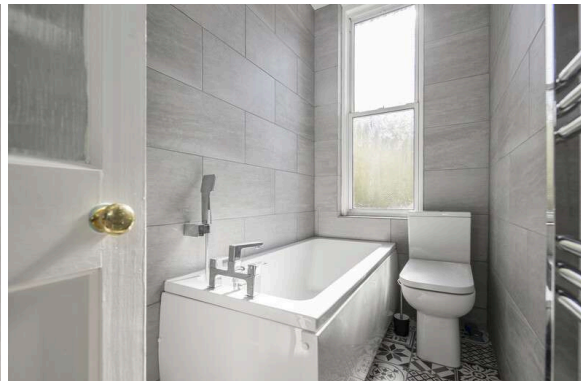
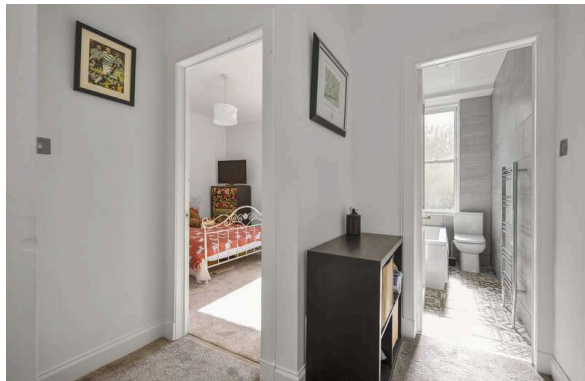
- Bright double windowed living room
- Fitted Kitchen
- Two well-proportioned bedrooms
- Excellent storage
- Shower room with toilet
- Full bathroom
- Shared garden
- Excellent sought after location
- Gas central heating and permit parking

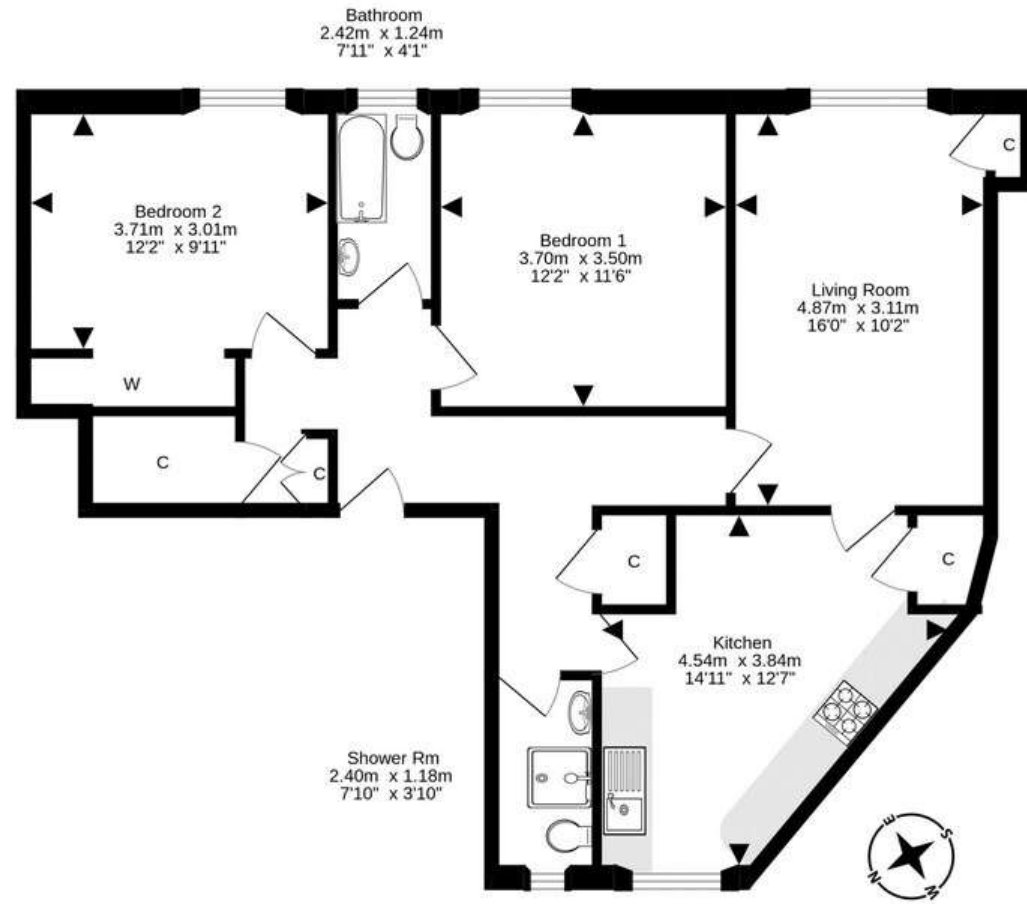
Integrated appliances & light fittings will be included. EPC C.

**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 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.  
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22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

ēspc