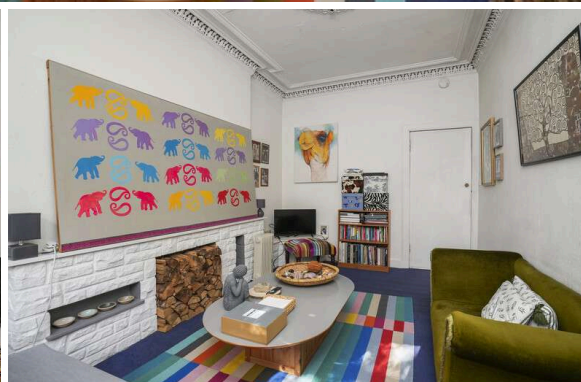




7/10 Lindsay Road
LEITH | EDINBURGH | EH6 4DT



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Set in the heart of Leith, moments from excellent amenities, quick transport links and vast open green spaces is this spacious second floor apartment. Now in need of modernisation the property boasts ornate period features and a communal rear garden and has the potential to be in an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, bright lounge with detailed cornicing and ceiling rose, dining kitchen with generous dining space, large double bedroom and the flat is completed by a bathroom with shower over bath.

- Traditional tenement apartment
- Leith location
- Now in need of modernisation
- Welcoming hallway
- Bright lounge
- Dining kitchen
- Spacious double bedroom
- Bathroom with shower over bath
- Communal garden

Gas cooker included in sale. 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, 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. 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. The area offers schools from nursery to tertiary level. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and Airport.

