



4/4 Lindsay Road
LEITH | EDINBURGH | EH6 4EP


warners
solicitors & estate agents



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Extremely spacious first floor flat, two bedroom apartment, forming part of a modern factored development situated within the sought after Shore district of the City with an excellent range of local amenities and perfectly positioned for access into Edinburgh City Centre, and the tram and bus network.

The property would make an ideal purchase for a range of buyers and boasts a welcoming entrance hallway with flexible box room, open plan lounge/dining/kitchen, utility cupboard off plumbed for washing machine, spacious principal bedroom with fitted wardrobes and an en-suite shower room with mains shower, further bright double bedroom, and family bathroom with shower attachment taps. The property also benefits from a recently fitted gas boiler, double glazing, secure entry system and ample storage options.

- Security entry system to shared entry
- Stairs & lift to upper levels
- Reception hall with excellent storage
- Box room
- Spacious open plan living room/ dining kitchen with utility cupboard
- Principal bedroom with fitted wardrobes and en-suite shower room
- Further double bedroom with fitted storage
- Family bathroom with shower fitting
- Gas central heating and double glazing
- Fantastic storage options

All light fittings, blinds & curtains as well as the integrated appliances and wall brackets will be included in the sale.

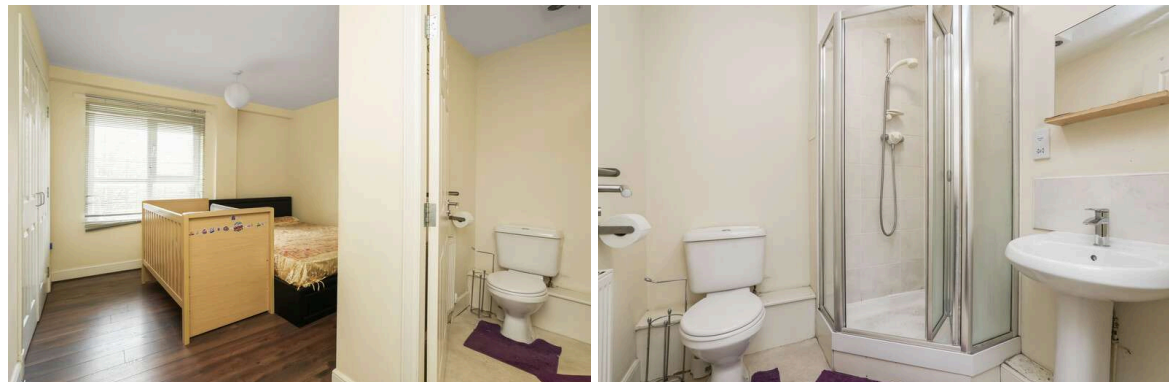
Other furniture such as the sofas, dining table and bed frames are available by separate negotiation.

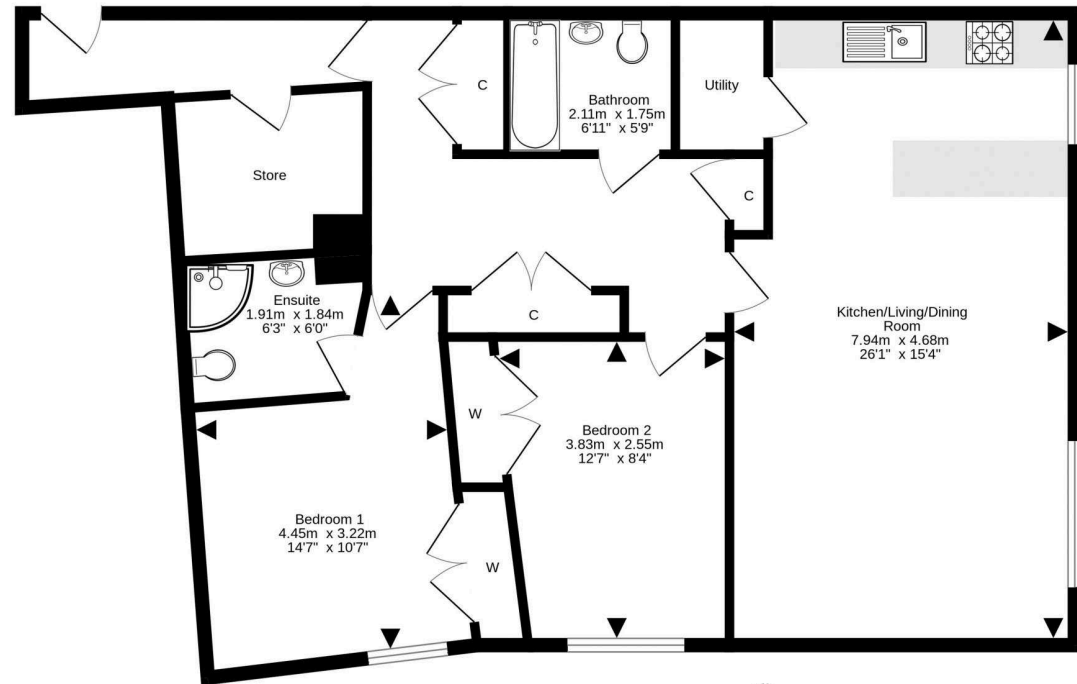
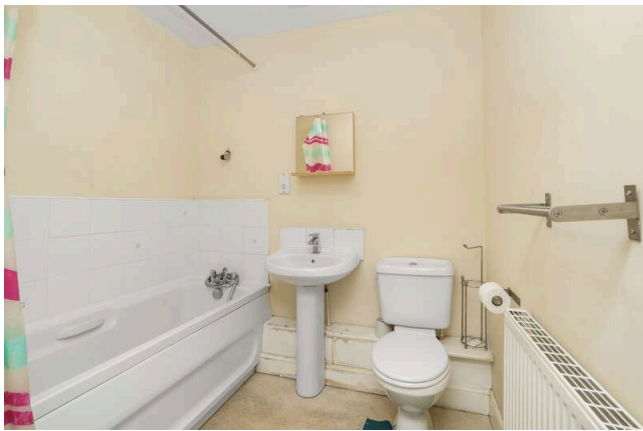
EPC Rating C . Factor fee is approx £165 per month.

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

