



12/1 Steads Place
LEITH | EDINBURGH | EH6 5DS


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Good sized first floor apartment within a peacefully tucked away development conveniently placed for the excellent local amenities and transport links which will appeal to both private buyers and investment purchasers. The accommodation offers a generous living/dining room quietly situated to the rear of the property, and has two double sized bedrooms benefitting from fitted wardrobe space. The internal fitted kitchen has ample space for appliances and the bathroom features a vanity sink unit and mains shower over bath. Further benefits are gas central heating, double glazing, and metered/residents' permit parking bays.

- Entrance hall with storage
- Generous living/dining room quietly situated to the rear
- Fitted kitchen with gas hob, electric oven and space for appliances
- Two double bedrooms with built in wardrobes
- Bathroom with vanity sink unit and mains shower over bath
- Gas central heating
- Double glazing
- Security entry system
- Landscaped communal grounds
- Metered and residents' permit parking bays

EPC Rating C.

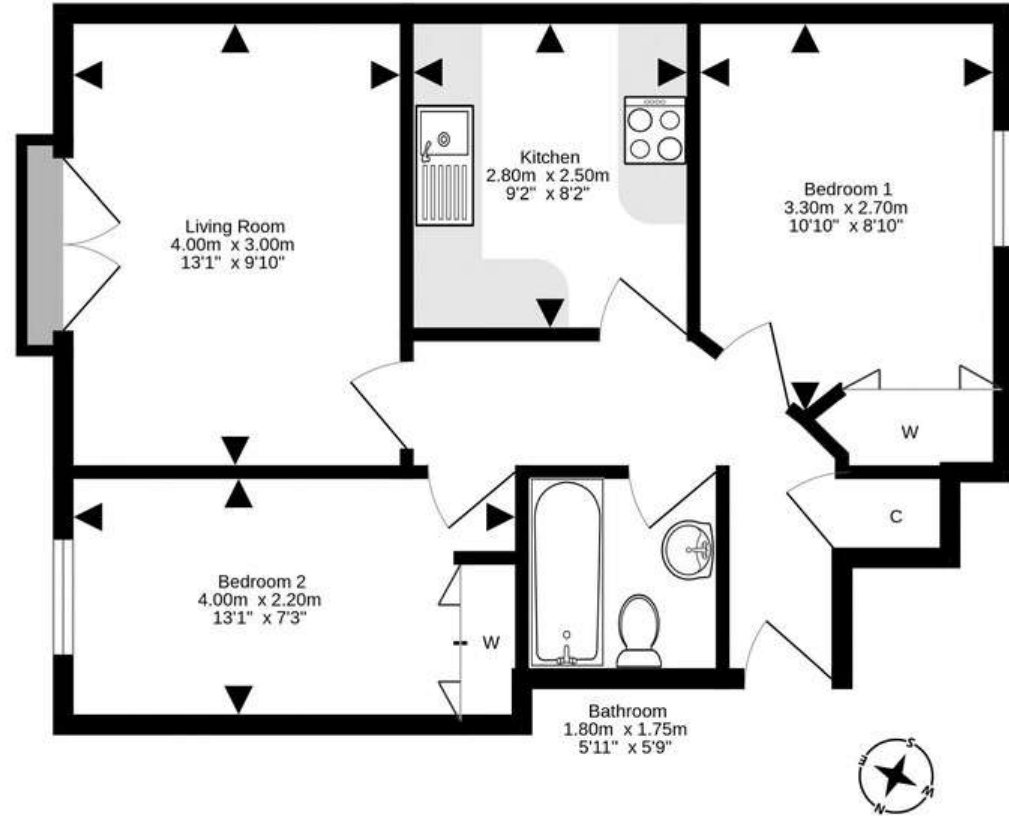
Extras include gas hob, oven, fridge/freezer, washing machine and curtains and blinds.

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



The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, 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

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