



23/3 Laurie Street
LEITH | EDINBURGH | EH6 7AB


warners
solicitors & estate agents



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This well-proportioned two bedroom second floor flat, is in the popular residential area of Leith within easy reach of Edinburgh's city centre.

The property has great potential but in need of complete upgrading and decoration. The property comprises entrance hall with storage, cupboard, spacious living room, kitchen currently housing the gas boiler, gas hob, oven and fan, fridge and washing machine. There are two well-proportioned bedrooms both with built-in storage and completing the accommodation is the tiled bathroom with shower over the bath. The property also benefits from, secure entry and permit parking.

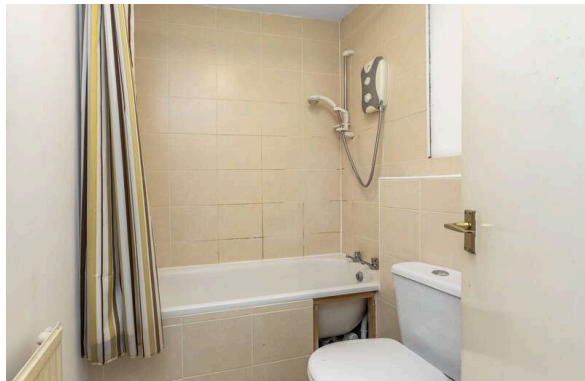
- Two-bedroom second floor flat
- Sought after location
- Outstanding public transport links
- Excellent local amenities
- Spacious Living room
- Kitchen
- Two double bedrooms with built-in storage
- Bathroom with shower over the bath
- Gas central heating and Double glazing

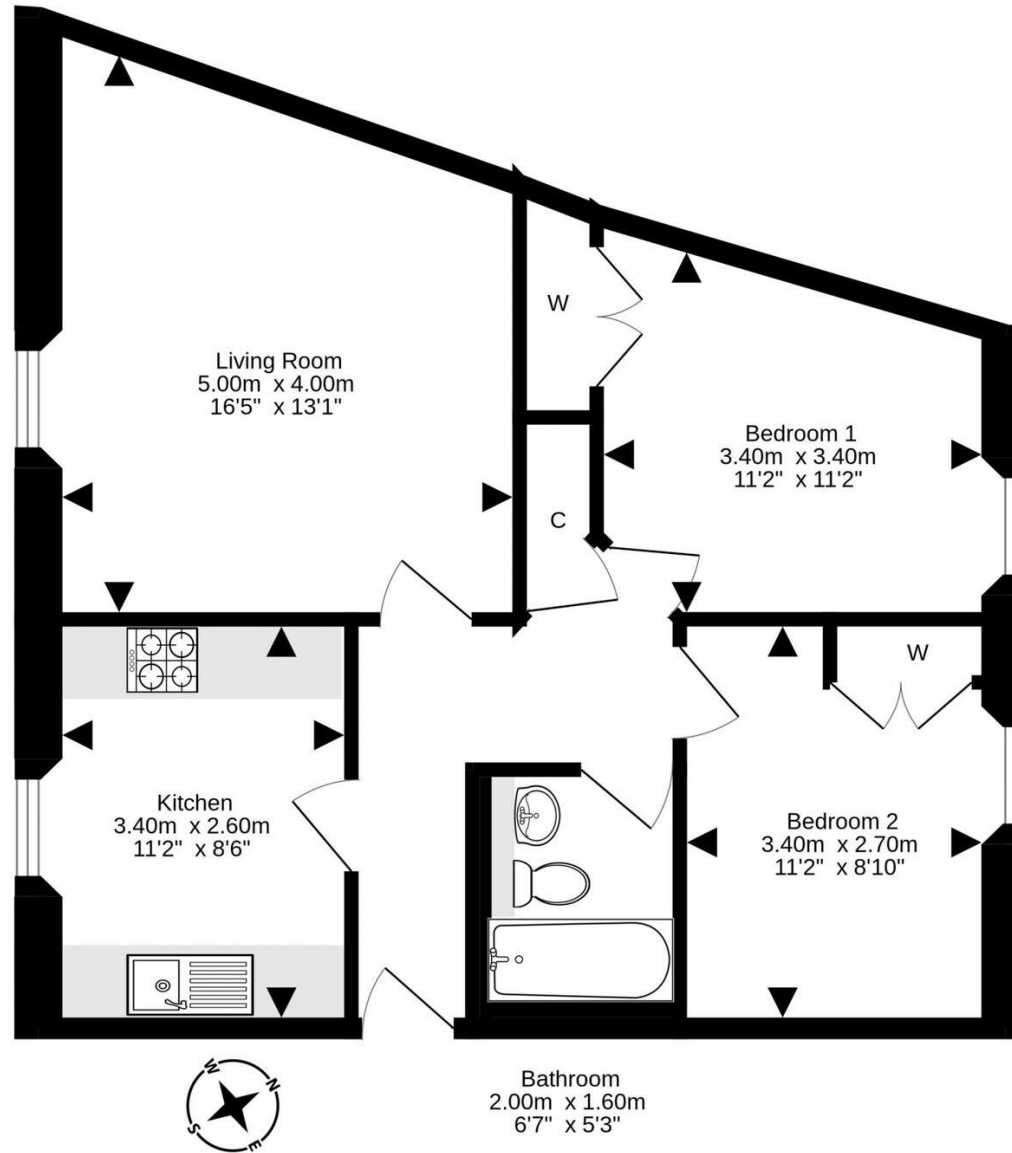
All fixtures, fittings and appliances will be included in the sale. Please be advised no guarantees will come with the included items. EPC Rating C.

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 cafes, 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 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. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.





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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