



9/7 Yardheads
LEITH | EDINBURGH | EH6 6BU


warners
solicitors & estate agents



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Set on a quiet street in the heart of Leith and The Shore surrounded by excellent bars, cafes and restaurants and moments from quick transport links and vast open green spaces is this spacious top floor apartment. Boasting an allocated parking space, double glazing and electric heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, a bright dual aspect lounge which spans the full width of the property and enjoys a Juliet balcony and generous dining space, a separate kitchen with fitted units, two large double bedrooms (both with built-in mirrored wardrobes) and the flat is completed by stylish bathroom with shower over bath.

- Modern top floor apartment
- Set in the heart of Leith and The Shore
- An allocated parking space
- Welcoming hallway with deep storage cupboard
- Bright dual aspect lounge that runs the full width of the flat.
- Fitted kitchen
- Two double bedrooms with built-in mirrored wardrobe
- Stylish bathroom



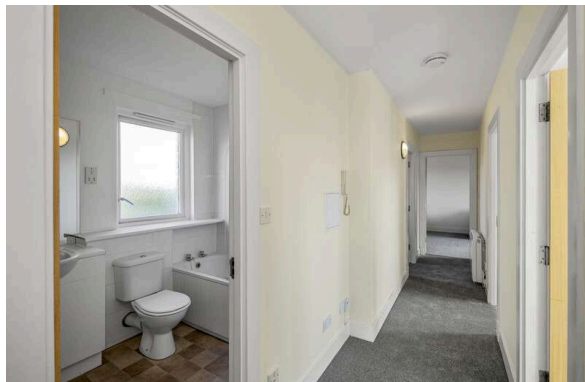
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

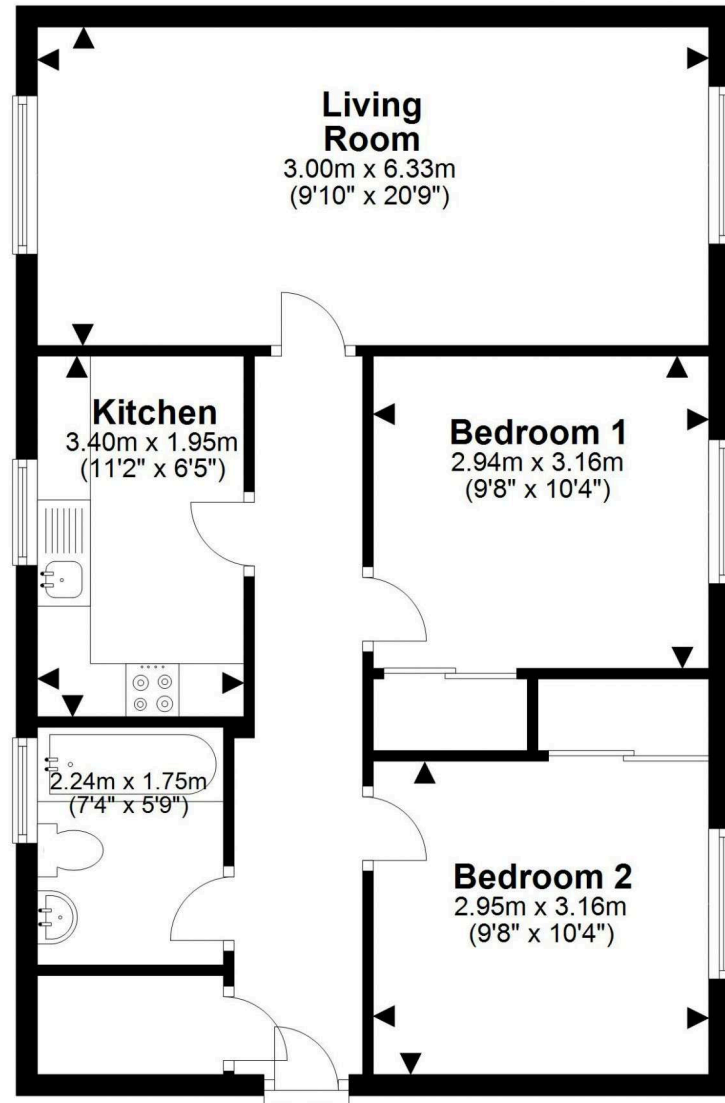


The vibrant and cosmopolitan area of The Shore in Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. You will find an exceptional selection of international food 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. The area offers schooling from nursery to senior level. It benefits from an excellent public transport system with 24-hour buses and a tramline that will connect Leith to the city and to Edinburgh International Airport.

EPC C, Council tax band D. Factor by James Gibb Property Managers and they cover cleaning, gardening, repairs and maintenance, approx £300 quarterly

Washing machine and fridge are available in this sale, however no warranties will be provided for these.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

