



10/4 Lapidide Place,  
LEITH | EDINBURGH | EH6 4HE

  
**warners**  
solicitors & estate agents



## 10/4 Lapidice Place

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Set on a quiet street in the heart of Leith, moments from excellent amenities, quick transport links and vast open green spaces is this spacious first floor apartment. Boasting new carpets and decoration the property benefits from a well-kept communal rear garden, external storage cupboard, gas central heating and double glazing and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two ample storage cupboards, a bright twin windowed lounge with two large windows and a feature fireplace, a contemporary kitchen with attractive units, three well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath.

- Spacious first floor apartment
- Set on a quiet street in the heart of Leith
- welcoming hallway
- Bright lounge
- Contemporary kitchen
- Three double bedrooms
- Stylish bathroom
- Well-kept communal garden

EPC rating C, council tax B, there is no factoring cost associated with this property,

Extras included in this sale are, the washing machine, oven, hob, light fittings and bulbs, window blinds, fire place in living room, and electronic latch for front door. Microwave can also be available.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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 socializing. 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. Short walk from Victoria Park. 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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.