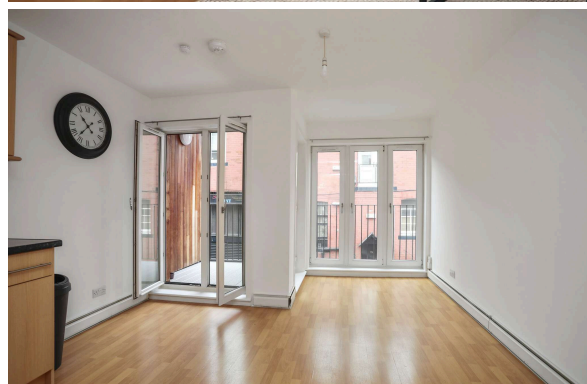
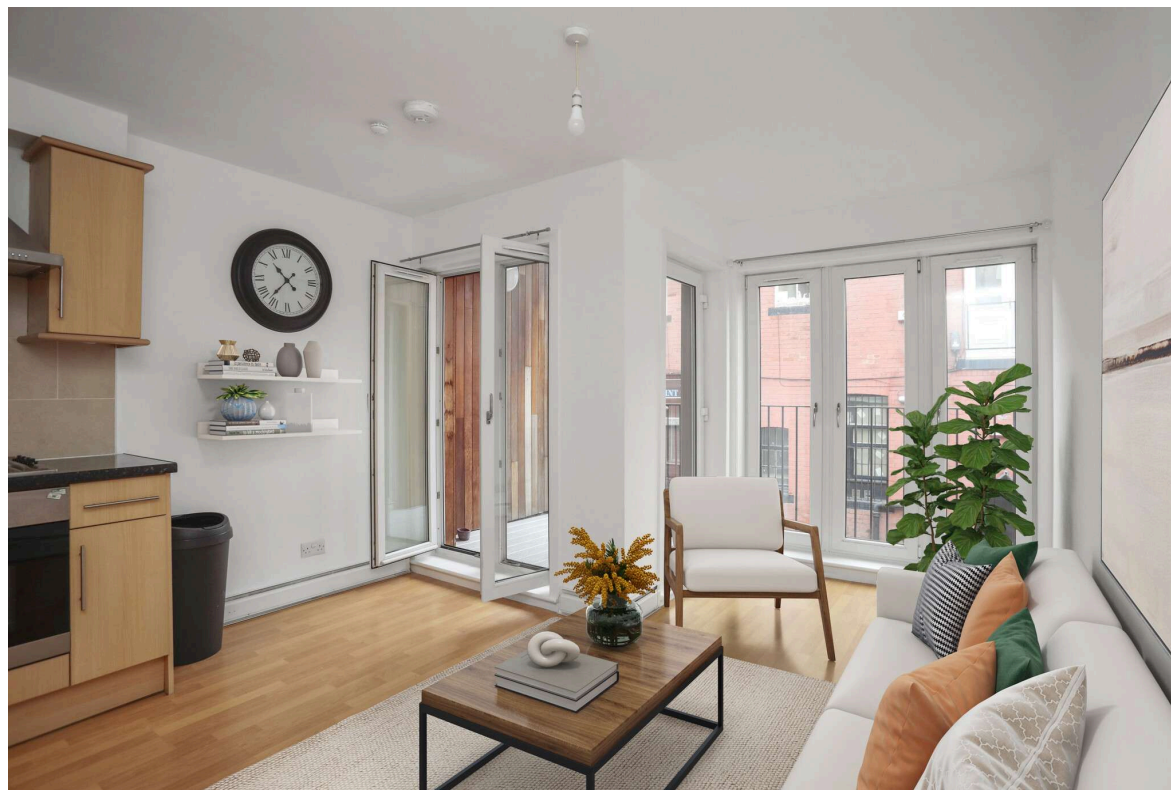




86 Trafalgar Lane  
LEITH | EDINBURGH | EH6 4DQ

  
**warners**  
solicitors & estate agents



## 86 Trafalgar Lane

LEITH | EDINBURGH | EH6 4DQ

Beautifully presented, two-bedroom terraced home offering well planned accommodation over three levels, situated in the sought-after Leith area of Edinburgh, just east of the city centre. This charming property has been well-maintained and tastefully decorated throughout and is offered to the market in genuine move-in condition. On the ground level, the principal bedroom is of a good size and benefits from a stylish ensuite shower room. The main public living space in the property is contained on the first floor, where the open plan living room and kitchen area is flooded with natural light and provides a great space for relaxing, or entertaining friends and family. The kitchen area offers a good amount of cupboard storage, and from the living room French doors open out to the private balcony. On the top floor, the second bedroom is a well-sized double, and a shower room with WC completes the accommodation internally.

The home also benefits double glazed windows and a modern skirting board heating system, offering discreet and efficient warmth throughout the living areas while maximising usable wall space and enhancing energy efficiency.

Offering immense appeal to a wide range of buyers including couples and young families, as well as holding investment potential, early viewing is essential to appreciate everything that this fantastic home has to offer.

- Two-bedroom terraced home
- Double glazing
- Skirting Board Heating System
- Sought-after location & Easy access to public transport links
- Living room/kitchen • Private balcony
- Principal bedroom with ensuite
- Second double bedroom
- WC & Shower room

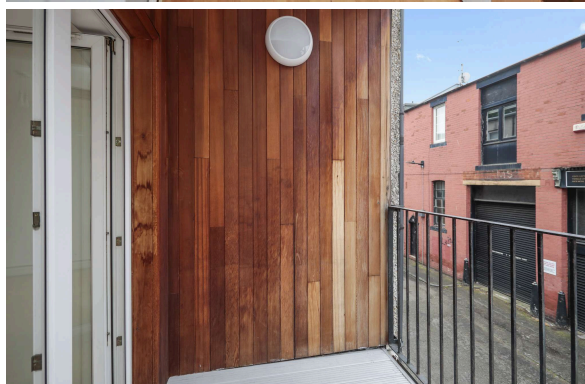
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



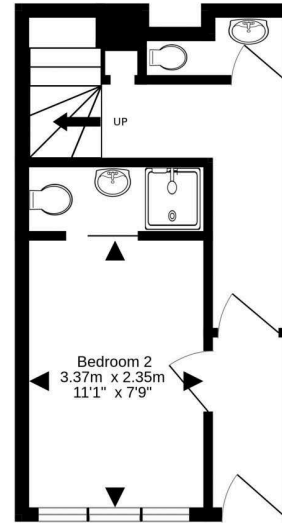
The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela 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.

The sale will include all contents. EPC Rating D, Council tax band C





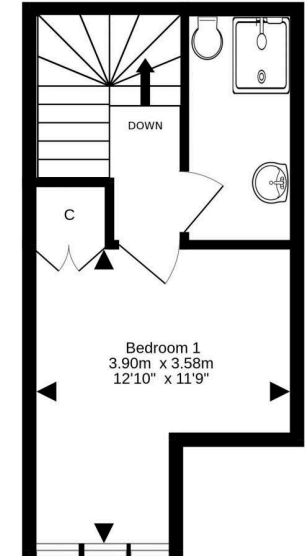
Shower Room  
2.30m x 0.92m  
7'7" x 3'0"



Ground Floor



1st Floor



2nd Floor

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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Shower Room  
2.60m x 1.38m  
8'6" x 4'6"