



10 (2F2) Lorne Street
EDINBURGH | EH6 8QU


warners
solicitors & estate agents



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Set in the heart of Leith, moments from excellent bars, cafes and restaurants, quick transport links and conveniently close to the city centre is this immaculately presented second floor apartment. Boasting traditional features, gas central heating, ample permit parking and a large communal garden this property would make an ideal buy in one of the city's most sought-after areas. The accommodation comprises a welcoming entrance hallway with a pulley, storage cupboard above WC, a bright and spacious living room with traditional features such as an Edinburgh press, window seat with storage and cosy wood burning stove which gives a focal point to the room, the fully fitted stylish kitchen currently comprises a dining area, fridge/freezer, washing machine, gas hob, oven and fan, dishwasher, wine rack and the boiler cupboard. There is also two well-proportioned bedrooms, one with built in storage and the flat is completed by a stylish bathroom with double waterfall shower over the bath and a separate WC. Early viewing is highly recommended!

- Beautiful traditional two bedroom tenement flat
- Heart of Leith location
- Welcoming hallway
- Bright and spacious living room with wood burner
- Fully Fitted Kitchen
- Two well proportioned bedrooms
- Stylish bathroom and a W/C
- Access to shared communal garden
- Gas central heating and permit parking

EPC C and Council Tax C

Integrated kitchen appliances, washing machine, fridge/freezer, CO alarms, fitted blinds in kitchen and bedroom, and curtain rails will be included in the sale. Light fixtures and lamp shades from every room apart from Bedroom 1 and Living room are included. All floating shelves in bathroom and hallway are also included in the sale.

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



The vibrant and cosmopolitan area of Leith, 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 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, 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. 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.



