



326/1 Leith Walk  
LEITH | EDINBURGH | EH6 5BU

  
**warners**  
solicitors & estate agents





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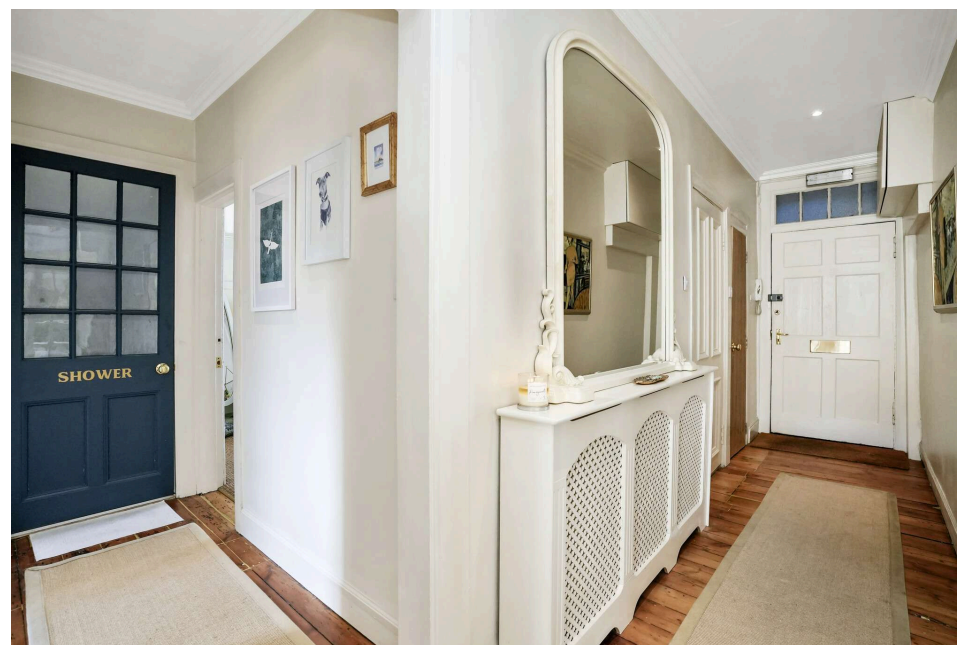
Set in the heart of Leith, moments from some of the city's finest amenities and within quick reach of the city centre by foot, tram or bus is this stunning second floor apartment. Forming part of an historic "B" listed Georgian building this flat has been seamlessly restored and fully renovated by its current owners to create a stunning home showcasing the property's ornate original period features.

The accommodation comprises a welcoming entrance hallway with a stylish W/C compartment, a bright twin windowed lounge with detailed ceiling rose and feature fireplace, a contemporary dining kitchen with luxury units, island and generous dining space, there are two well-proportioned bedrooms (all stylishly decorated) with a further bedroom that has been converted into a study, and the apartment is completed by an exquisite shower room and a further opulent bathroom.

The property also benefits from a charming shared garden space with raised bedding and a seating area.

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





- Stylish Georgian apartment in the heart of Leith
- Renovated to the highest standard
- Stunning period features
- Welcoming hallway
- Bright dual aspect lounge
- Luxury dining kitchen
- Two bedrooms and one further bedroom/study
- Bathroom, a shower room and a W/C

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 vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, 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.

EPC C, Council tax band C. There is no factor for this property.

Extras included in this sale are curtains, the built in study unit (cupboards and desk), kitchen appliances (fridge, freezer, dishwasher, washing machine, six-ring gas oven unit, extractor fan) and TV and bookcase storage unit in living room.

Other furniture may be available by separate negotiation.





