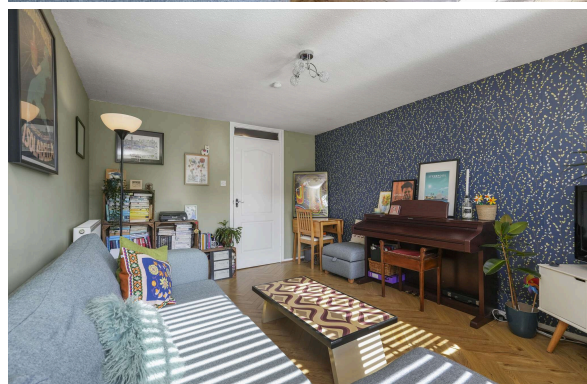
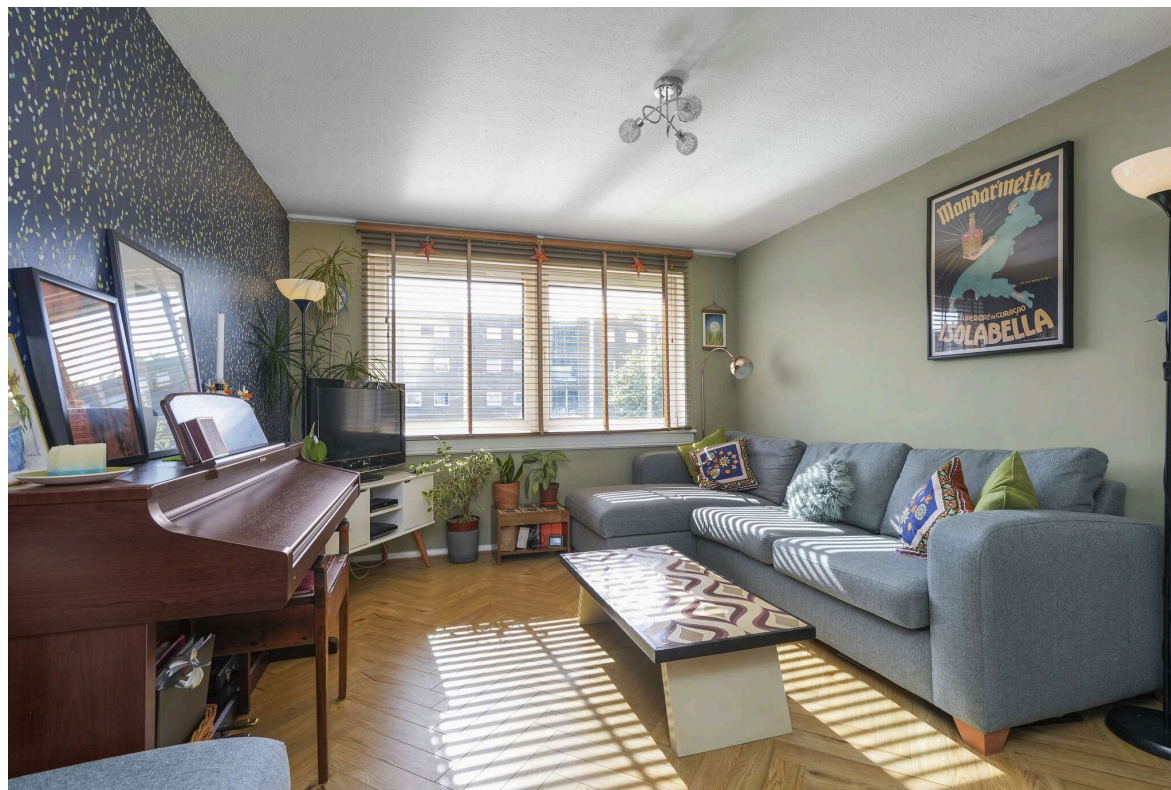




7/4 Gordon Street  
LEITH | EDINBURGH | EH6 8NN

  
**warners**  
solicitors & estate agents





## 7/4 Gordon Street

LEITH | EDINBURGH | EH6 8NN

Exceptionally spacious two bed first floor flat peacefully situated in a leafy cul-de-sac setting close to fabulous amenities, the green expanse of Leith Links and regular tram/bus services to the City Centre.

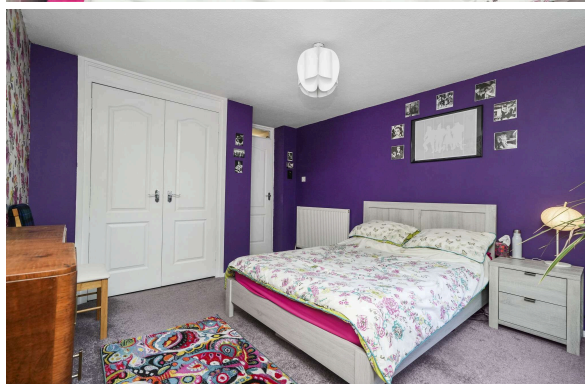
This most appealing property will appeal to a variety of purchasers looking for generous sized living space in a quiet, tucked away spot. Well presented accommodation includes a comfortable living room, breakfasting kitchen fitted out with a range of units plus a deep store cupboard, two double sized bedrooms and a shower-room with wash basin in vanity unit, fitted storage and an electric shower. Further storage space is provided by three cupboards located off the entrance hallway. Residents within the development have use of landscaped communal gardens and a secure car park operating on a first come first served basis. Permit parking spaces between 8:30-5:30 daily are also available on the nearby street.

- Entrance hallway with great storage
- Living room
- Breakfasting kitchen
- Two double bedrooms
- Shower-room with electric shower
- Gas central heating
- Double glazing
- Security entryphone system
- Shared gardens
- Shared storage area on separate floor
- Residents parking

Fridge/freezer, cooker, blinds, and light fittings included in sale. (Light shades in bedrooms not included)

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

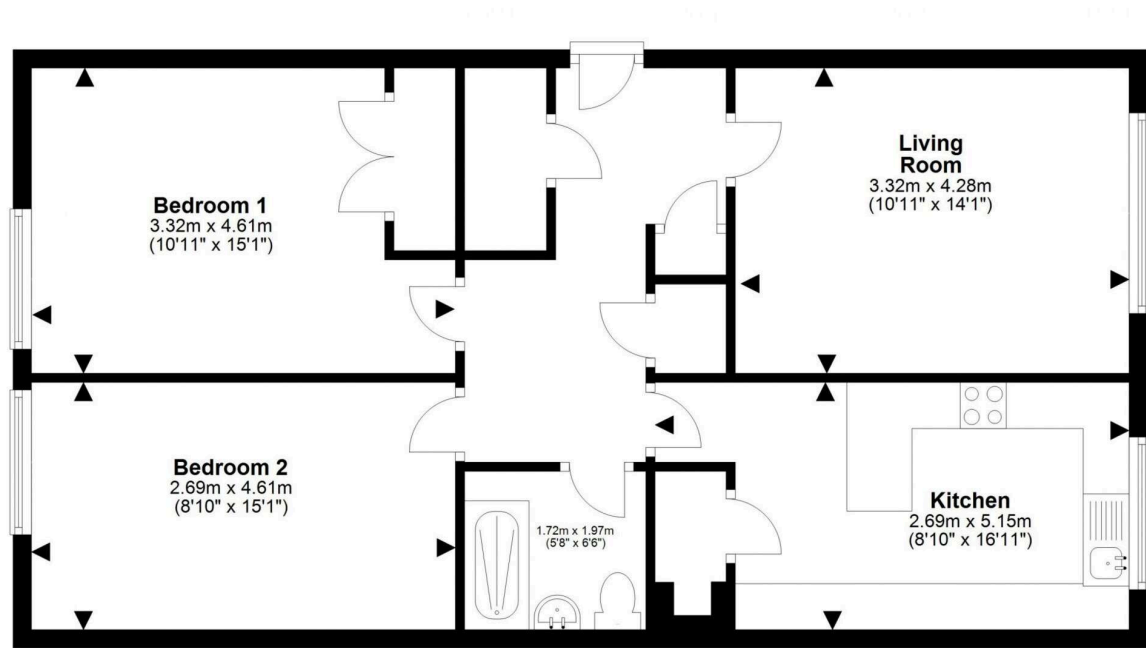




EPC rating C. Council Tax Band B.

The vibrant and cosmopolitan area of Leith 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. The nearby 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. An excellent public transport system includes 24-hour buses and a tramline connecting Leith to the city and the Airport.





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

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

**0131 667 0232**

property@warnersllp.com

warnersllp.com

espc