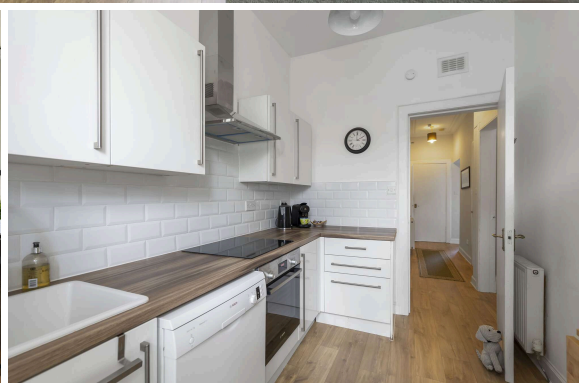




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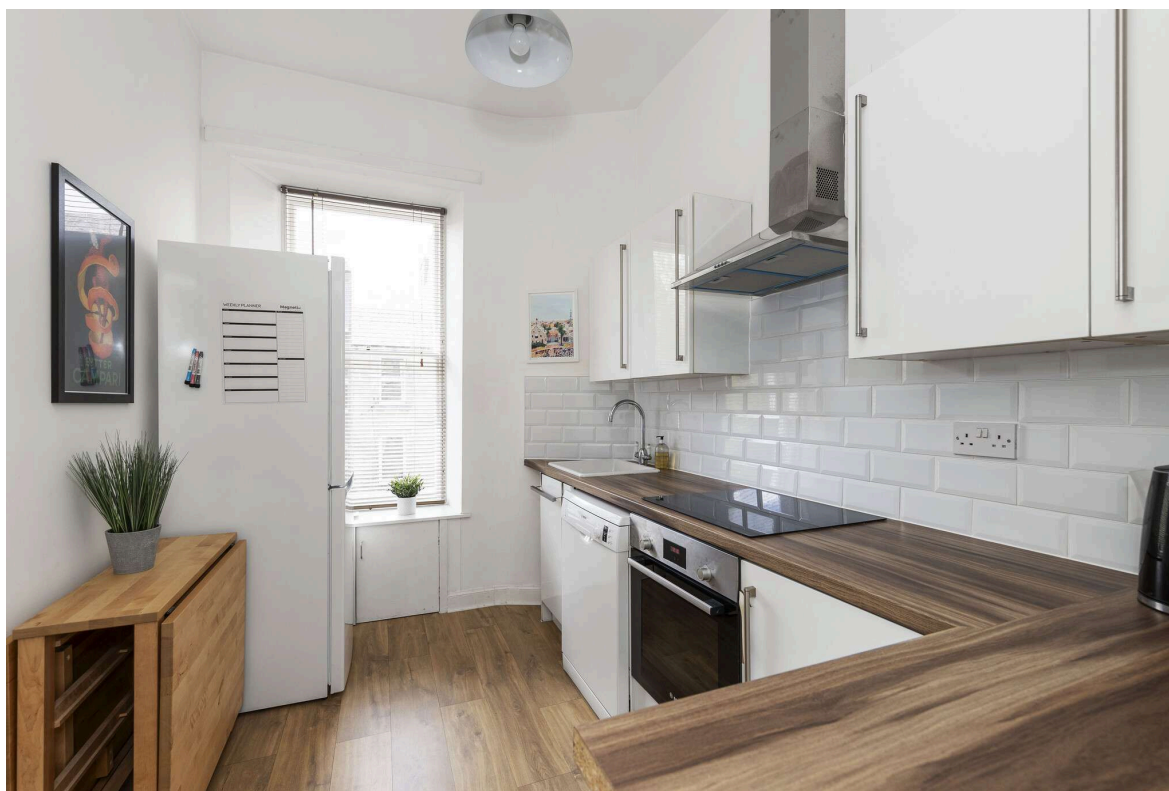
Stunning, true walk-in condition traditional second floor flat offering a light and spacious interior ideal for a couple looking to be close to excellent amenities and tram/bus services only a short walk away and within easy reach of the City Centre attractions.

Viewing is essential to appreciate this most appealing flat which has been beautifully finished off with stylish fittings and neutral tone Scandi style decor throughout. A south-west facing aspect ensures maximum natural sunlight filtering into both the living room and breakfasting kitchen. A good selection of sleek white units set against white metro tiled splash-backs and wood effect worktops create plenty of storage within the kitchen. The shower-room features a contemporary style white suite, including a large cubicle plumbed with electric shower, wash-basin set in grey vanity unit and eye-catching blue tiled surrounds. Further accommodation includes two double sized bedrooms, one with built-in storage space, a useful boxroom/study off the living room, a modern WC facility, and hallway with three handy store cupboards.

- Entrance hall/excellent storage facilities
- Sunny living room
- Boxroom/study
- Attractively fitted breakfasting kitchen
- Two double bedrooms
- Luxury shower-room
- Separate WC
- Gas central heating
- Partial double glazing
- Shared rear garden
- Residents permit parking
- Sought after central location close to great amenities and transport links

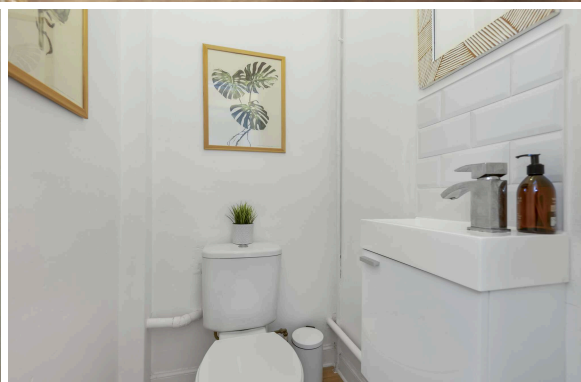
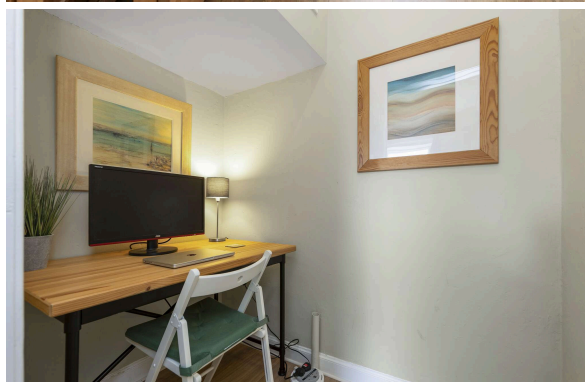
Energy Rating C, Council Tax Band C.

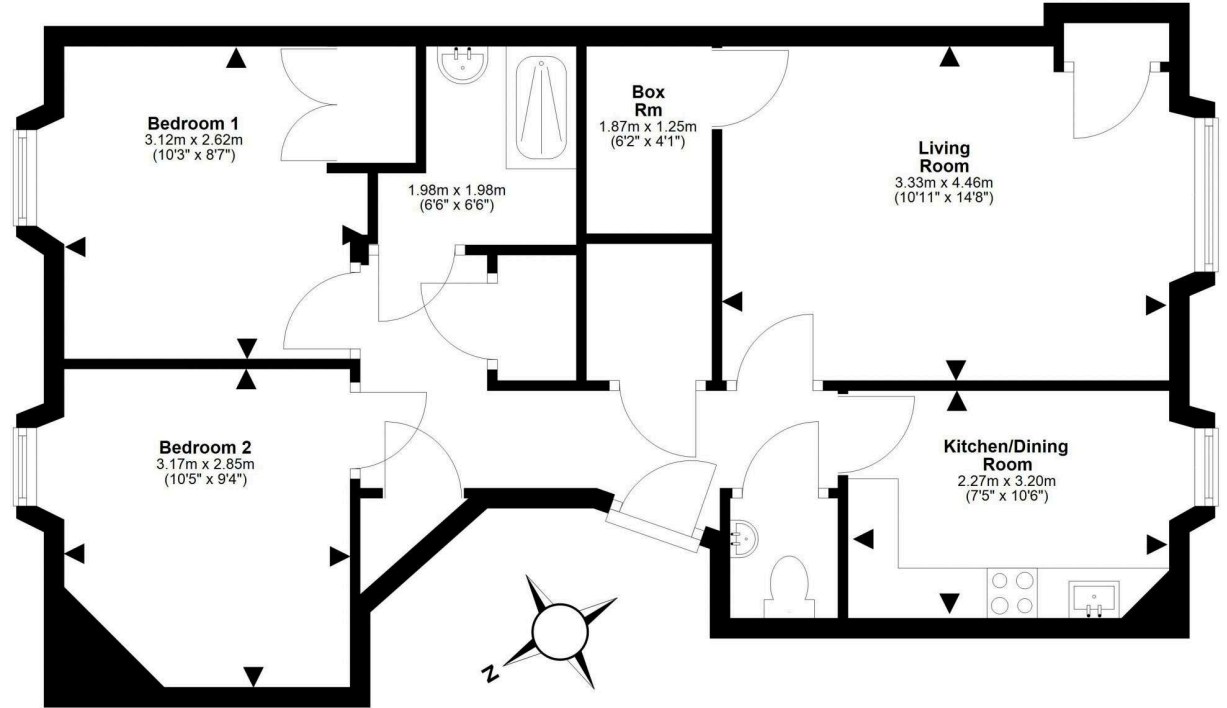
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings and integrated appliances will be included in the sale while the stand alone kitchen appliances can be included with separate negotiation.

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. 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 benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International 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.

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