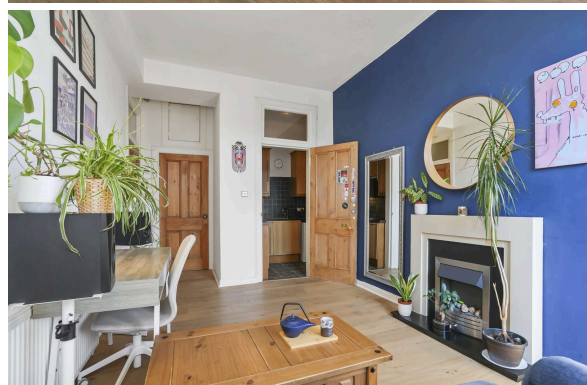




1/10 South Lorne Place
LEITH | EDINBURGH | EH6 8QN

 **warners**
solicitors & estate agents



1/10 South Lorne Place

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Nestled within the vibrant and sought-after area of Leith, this well-presented second floor apartment offers a fantastic opportunity for first-time buyers, professionals, or investors. Set in a handsome traditional tenement moments from excellent amenities, quick bus and tram links and vast open green spaces. The property boasts gas central heating, double glazing, a well-kept communal garden and ample resident's parking.

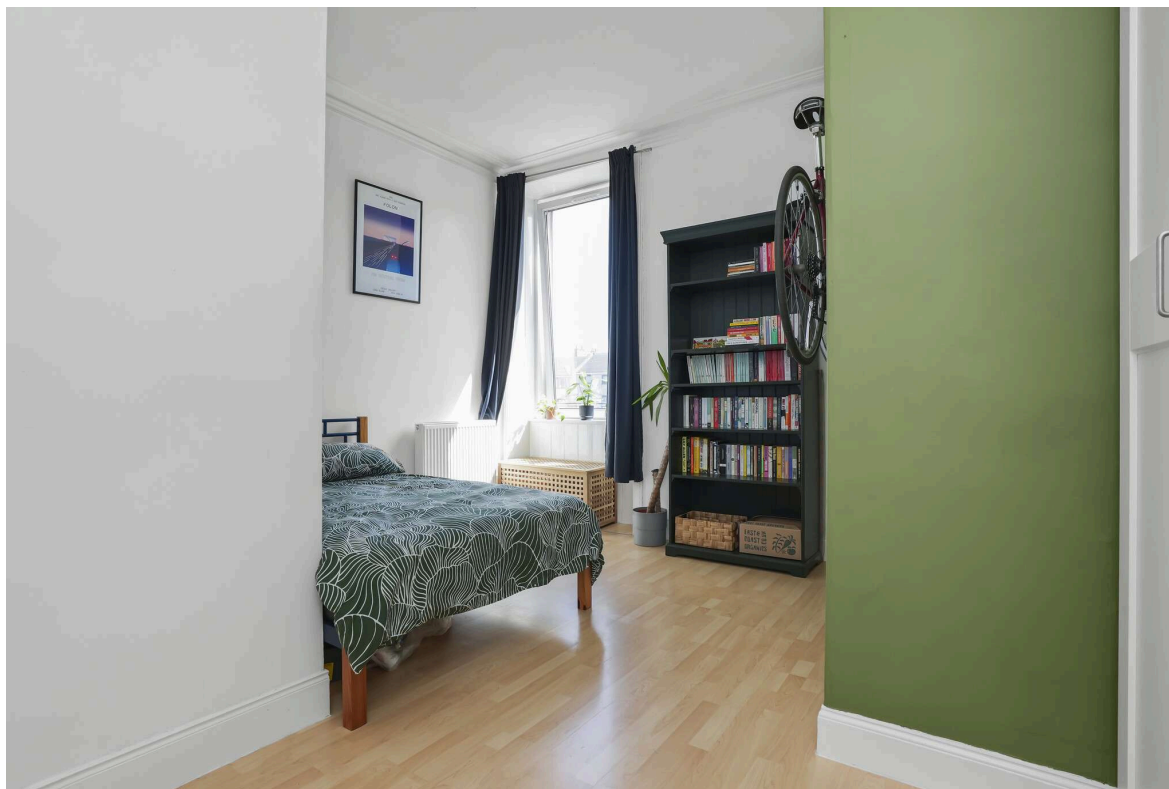
Located on a quiet residential street, this property combines traditional charm with modern convenience, all just a short walk from the bustling Shore area and Leith Walk's excellent amenities.

- Welcoming entrance hallway
- Spacious lounge with feature fireplace and utility cupboard
- Generously sized double bedroom with ample storage potential
- Contemporary kitchen with attractive units
- Modern bathroom with white suite and shower over bath
- Separate useful W/C compartment
- Access to a shared, well-maintained communal garden
- Gas central heating and double glazing

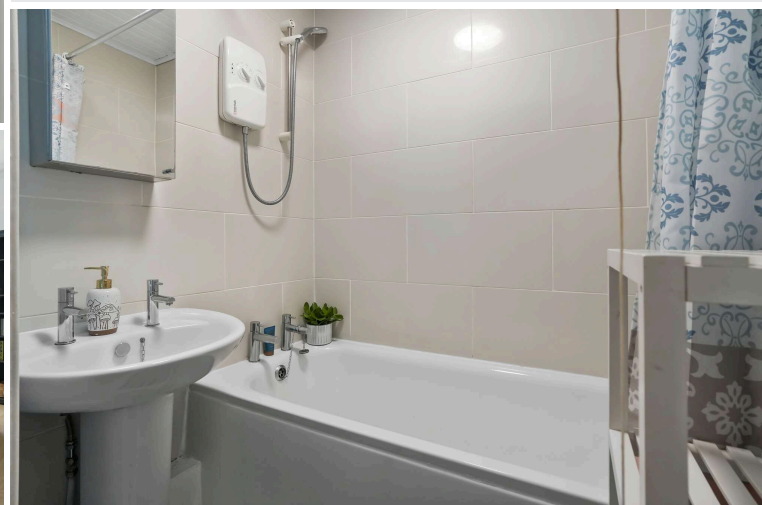
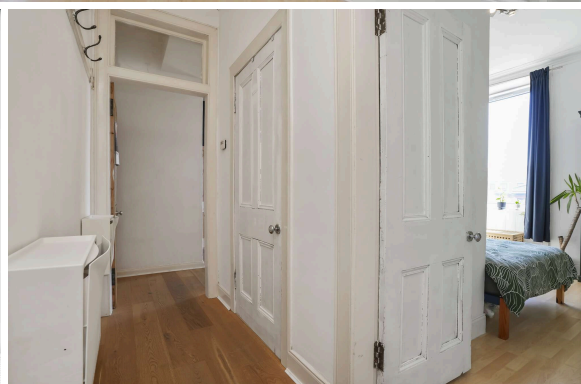
EPC Band C, Council Tax B

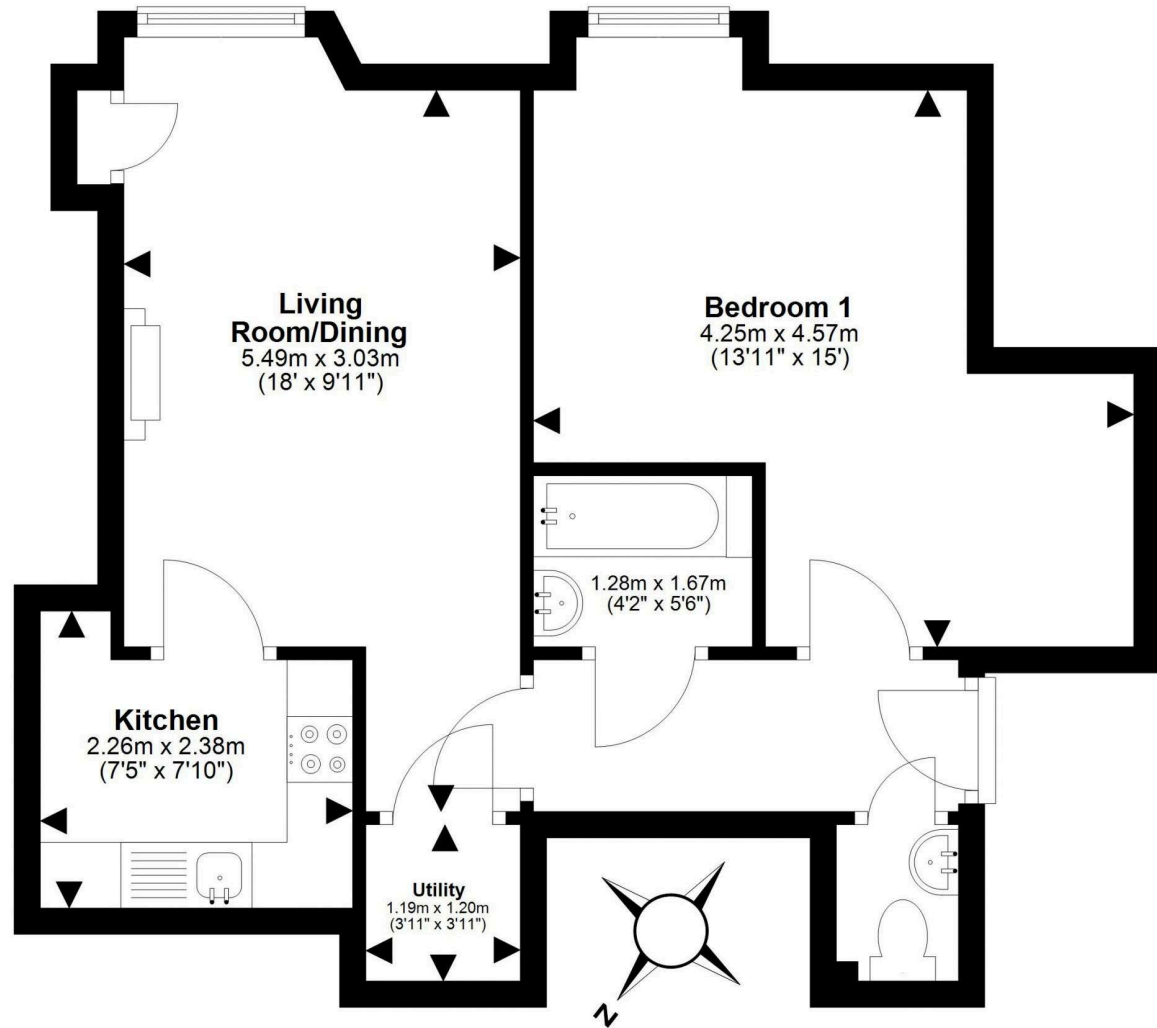
All fixtures, fittings, curtains, light appliances, integrated appliance & white goods are included in the sale while the wardrobe in the bedroom can be available through separate negotiation.

PRICE & VIEWING: Please refer to our website, 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 is a hub for socializing. It boasts an eclectic mix of restaurants, bars, cafes, delis, and coffee shops. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the 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. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.





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.