



30/2 Buchanan Street
LEITH | EDINBURGH | EH6 8RE

warners
solicitors & estate agents



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Stunning and extensively refurbished garden level flat forming part of a tenement building which shares the common entrance with only one other property, located in the heart of Leith Walk with all it's fabulous amenities. The beautifully presented property consists of welcoming common hallway, private entry door leading to the lower flat with spacious hallway offering under-stair cupboard leading to the very stylish shower room. Spacious living/dining/kitchen with utility room off containing further kitchen units and co-ordinating work-tops which give an abundance of work and cooking space. The spacious double bedroom is accessed via sliding doors from the living/dining room and also has direct access to the stylish shower room with electric shower and vanity sink unit. The property further benefits from gas central heating and double glazing and externally, there is a communal garden to the rear and on street residents' permit parking. Early viewing is recommended to truly appreciate the quality and spec of accommodation on offer.

- Beautifully presented with high spec finishes
- Common entrance with only one other property
- Welcoming entrance hallway
- Living/dining/kitchen with utility off
- Kitchen fitted with modern units and worktops
- Sliding doors to bedroom with en-suite shower room
- Jack and Jill shower room with bedroom and hall
- Fantastic storage options throughout
- Gas central heating and double glazing
- Well kept communal rear garden
- Residents' permit on street parking
- Council Tax band A
- Energy Rating Band C

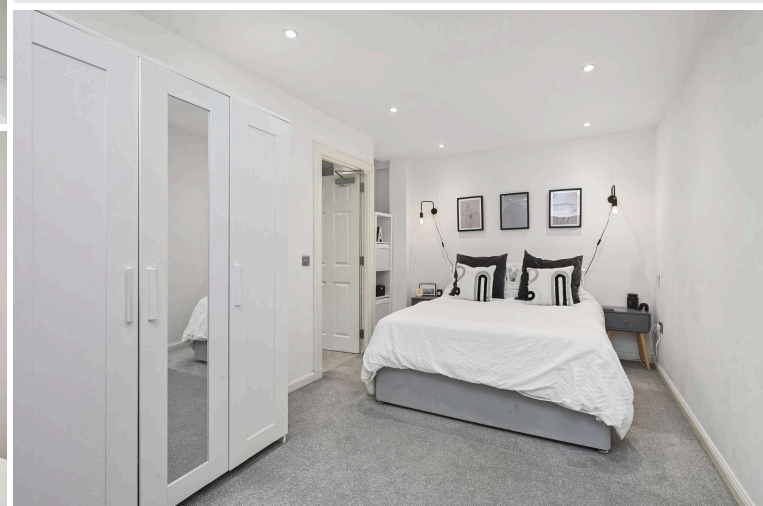
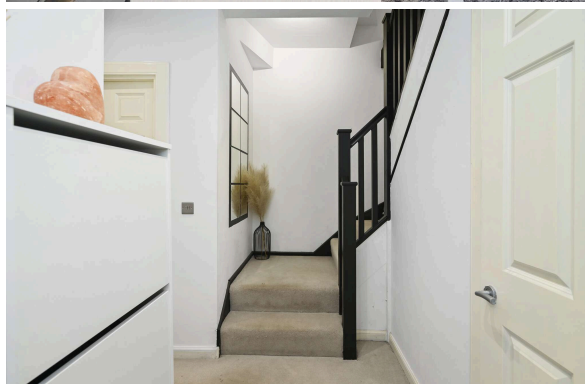
Factor: There is no Factor over the property

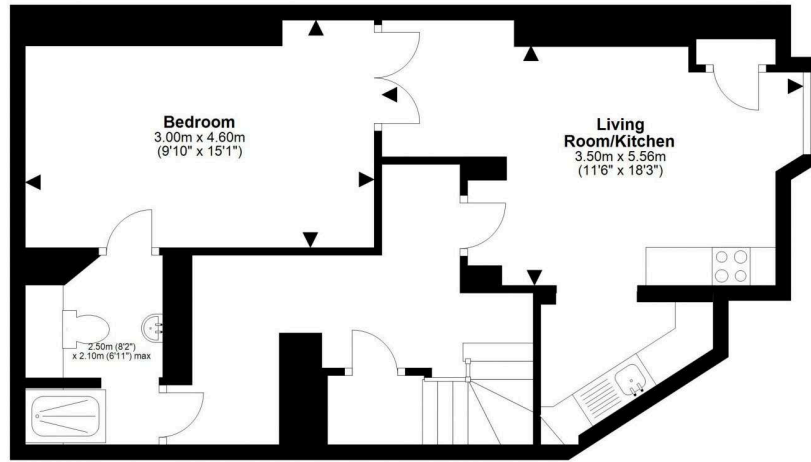
The curtains, blinds and washing machine will be included in the sale.

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

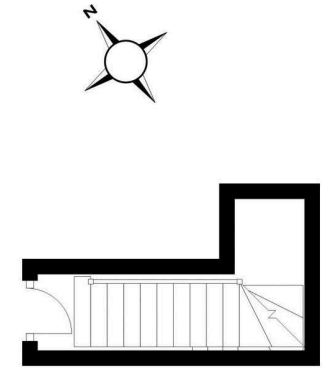


The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School 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. 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.





Lower Ground Floor



Ground Floor

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.