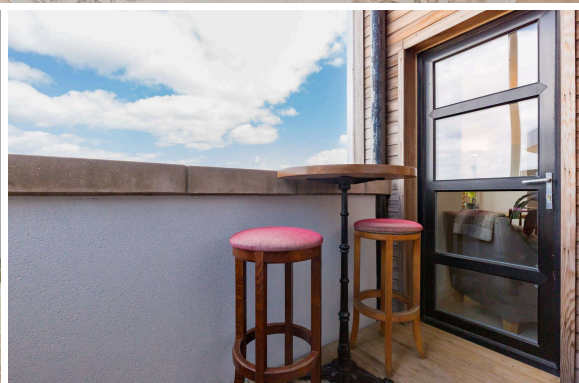
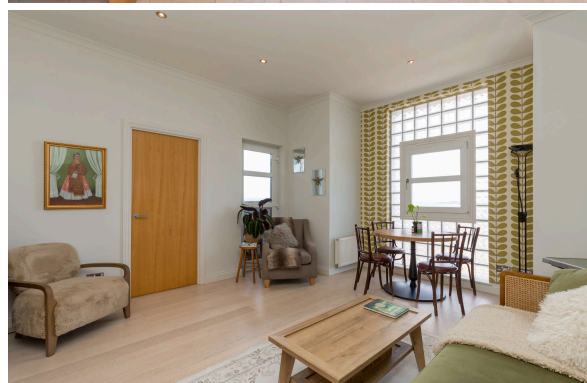




2/25 Constitution Place
LEITH | EDINBURGH | EH6 7DL


warners
solicitors & estate agents



Warners are delighted to present this stylish two-bedroom penthouse apartment, set within a popular modern development in Edinburgh's vibrant Leith district.

Ideally located just east of the city centre, this impressive home is moments from the sought-after Shore area, renowned for its buzzing cafe culture, lively bars, and award-winning dining, including three Michelin-starred restaurants. With excellent local amenities and fantastic transport connections, this property is perfect for first-time buyers, professionals, and a wide range of purchasers.

Upon entering, you are welcomed by a spacious entrance hallway, offering no less than three generous storage cupboards, setting the tone for the functionality and thoughtful design throughout. At the heart of the home is a striking living and dining room, featuring elegant wood flooring and a stylish recessed window that naturally defines the dining area. The room easily accommodates a variety of layouts and freestanding furniture arrangements, blending comfort with contemporary living.

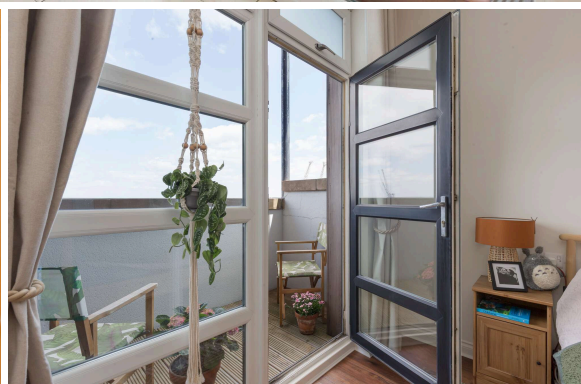
Adjoining the lounge is a sleek, modern kitchen fitted with a range of wall and base units, integrated appliances, and direct access to the first of two private balconies, each offering breathtaking views across the Firth of Forth.

The principal bedroom is a true retreat, complete with dark wood flooring, built-in wardrobes, a chic en-suite shower room, and access to the second balcony, also boasting stunning waterfront views. The second double bedroom, currently arranged as a home office, features its own built-in wardrobe and offers great versatility. A bright, modern family bathroom with a white three-piece suite and shower over the bath completes the internal accommodation.

Additional highlights include outstanding public transport links, with the Port of Leith tram stop situated directly outside the building, providing quick and easy access to the city centre and beyond. Excellent bus services and two parking spaces within the development add further convenience for commuters.

- Penthouse with two balconies and sea views and on-site gym
- Prime Leith location near Shore & dining
- Bright, modern interior with quality finishes
- En-suite principal bedroom with balcony
- Ample built-in storage throughout
- Tram stop at doorstep, easy city access

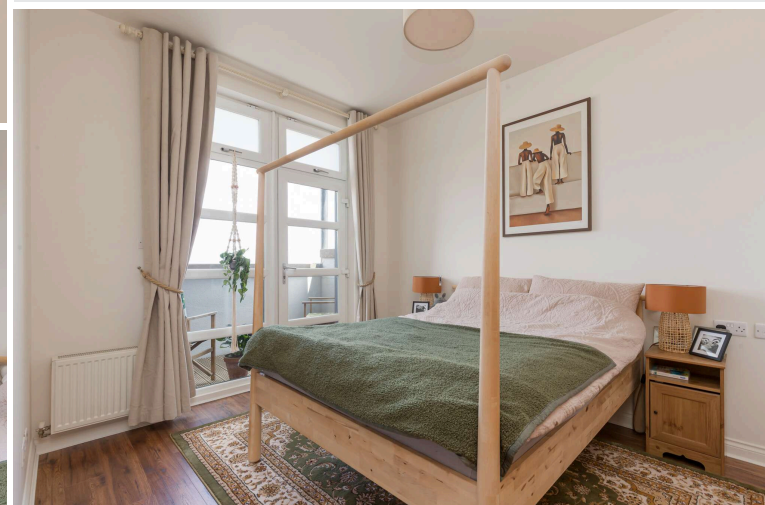
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be the fridge/freezer, oven, dishwasher, and washing machine. Energy Rating C. Council Tax band E.

Factor fee £100-120 per month, approx.

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, Leith School of Art and 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 the tranquil Water of Leith walk/cycle path, 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 and Fitness Centre is nearby, 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.

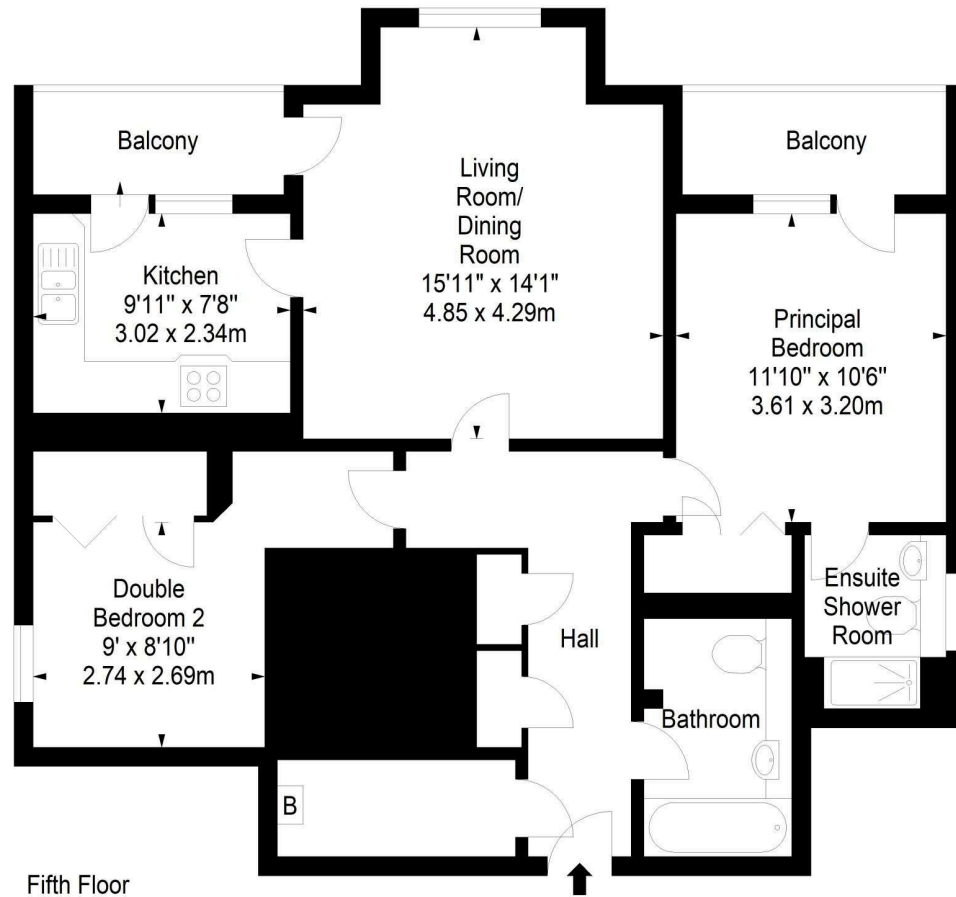




**Constitution Place,
Edinburgh,
Midlothian, EH6 7DL**



Approx. Gross Internal Area
828 Sq Ft - 76.92 Sq M
For identification only. Not to scale.
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