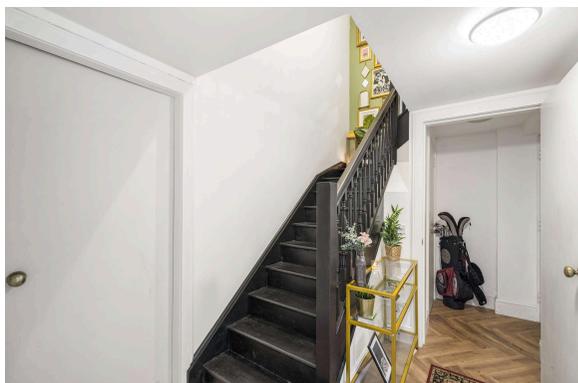




23/4 Edina Place
LEITH | EDINBURGH | EH7 5RN


warners
solicitors & estate agents



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Warners are thrilled to present this exceptionally stylish two-bedroom duplex apartment, set over the ground and first floors of a striking Grade B listed building. Originally constructed in 1878 for renowned mapmakers W & K Johnston, this unique red-brick residence blends historic charm with contemporary living.

Inside, the property opens with a bright entrance vestibule featuring a generous storage cupboard, while the hallway also benefits from further built-in storage. At the heart of the home is a beautifully presented L-shaped living, dining, and kitchen area. Flooded with natural light from twin sash and case windows, the space features stylish herringbone flooring that separates the main living zone from the carpeted dining area and modern kitchen. The kitchen itself is fitted with a range of sleek wall and base units, contrasting worktops, and integrated appliances, combining functionality with a clean, contemporary look. The ground floor also includes a spacious and stylish double bedroom, complemented by a generously sized principal bedroom on the upper floor. Both bedrooms are well-proportioned and include built-in wardrobes, offering ample storage. A modern bathroom completes the internal accommodation, fitted with a fresh three-piece suite and shower over the bath. The property is enhanced by efficient electric heating and is ideally located close to the wide array of amenities on Easter Road. Residents also enjoy access to a beautifully maintained, expansive shared garden, as well as the added convenience of key access to a large, gated private car park at the rear of the building. This distinctive property offers a rare opportunity to own a piece of Edinburgh's architectural heritage, combined with the comfort and style of modern living, perfect for professionals, couples, or those seeking a unique investment.

- Historic Grade B listed building (1878)
- Modern duplex over two floors
- Bright open-plan living with stylish finishes
- Two double bedrooms with storage
- Private gated residents' parking
- Landscaped communal gardens, prime location

Energy rating E, Council Tax band D.

Factor: Approx £150 per quarter payable to Allied surveyors..

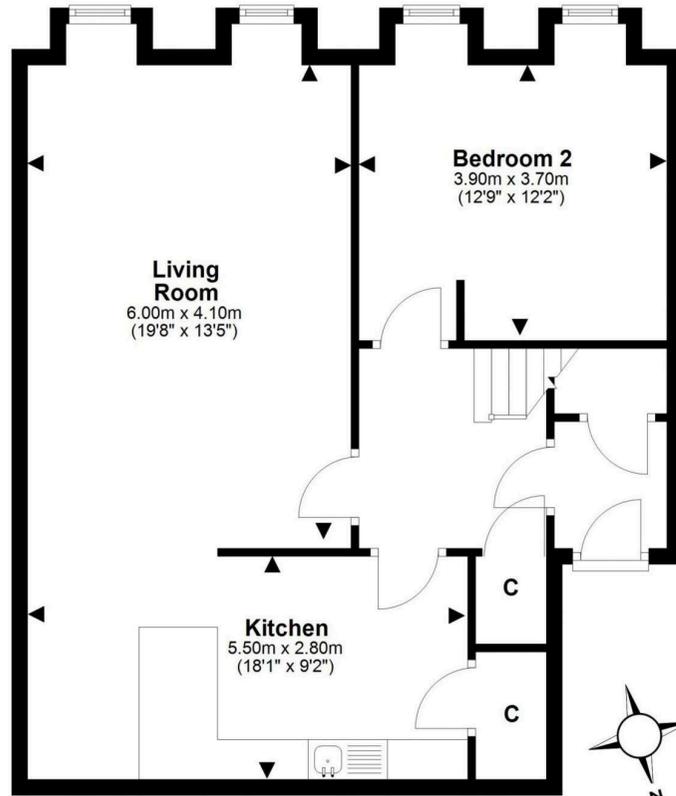
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



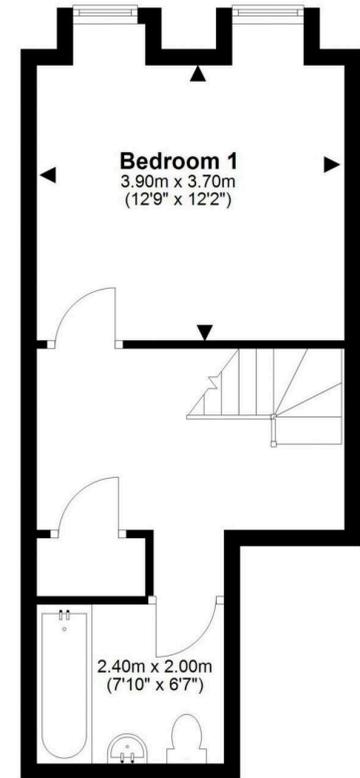
Extras included in the sale are all curtains, curtain poles, light fittings (with the exception of the two chandeliers in the living room, all integrated kitchen appliances, washing machine and 4-seater red sofa.

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.





Ground Floor



First 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.