



PORTLAND
STREET

1/9 Hamburg Place
LEITH | EDINBURGH | EH6 6PD

warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this stunning two-bedroom flat in the highly sought-after Leith district of Edinburgh, close to the city's Shore. This outstanding apartment has recently been refurbished to an impeccable standard and is presented to the market in true move-in condition.

The property comprises an entrance hall with storage cupboard, spacious living room with attractive twin windows that let in an abundance of natural light, a fully fitted kitchen that currently comprises a dining area, gas, hob, oven and fan, fridge/freezer, dishwasher and boiler cupboard.

There are two well-proportioned bedrooms and completing the accommodation a stylish bathroom with shower over the bath and a heated towel rail. The property also benefits from a private cellar in the stairwell giving extra storage and has permit parking available in the vicinity. Outstanding local amenities include a range of stylish bars, cafes and restaurants, and the property is conveniently located to provide access to excellent public transport links, as well as relaxing walks along the Water of Leith. Offering immense appeal to first-time buyers, couples, and young families in addition to holding investment potential, early viewing is highly recommended

- Two-bedroom second floor apartment in sought after Leith location
- Spacious living room
- Fully fitted kitchen
- Two well-proportioned bedrooms
- Stylish bathroom
- Gas central heating and double glazing
- Private cellar and permit parking

Energy Rating C, Council Tax band C

All fittings, fixtures, integrated appliances, free standing microwave & the washing machine are 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 socializing. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, 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, Ocean Terminal shopping centre, within 5 minutes walking distance is home to a range of high street shops, a multi-screen cinema, gym, The Royal Yacht Britannia, The Port of Leith Distillery 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, Starbank Park and Victoria Park, which offers new free tennis, basketball and football courts as well as two playgrounds for toddlers and older children. The Summerside Bowling Club is also nearby. 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 Trinity Primary School, Holy Cross Roman Catholic Primary School, Victoria Primary School, Trinity 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.



