



47/4 Prince Regent Street  
LEITH | EDINBURGH | EH6 4AR

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solicitors & estate agents



## 47/4 Prince Regent Street

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Charming traditional first floor flat offering a great mix of stylish modern fittings and period features, tucked away in a quiet residential street from where a short walk takes you to the fashionable bars, bistros and gift shops at the Shore, and regular tram and bus services to the City Centre.

Viewing is a must to appreciate the lovely feel of this property, which is much enhanced by sanded wood flooring, stripped wood doors and tasteful decor. The front facing living room features an Edinburgh press and has a door leading through into the bedroom. The sunny kitchen has been very nicely fitted with pale tone Shaker units and co-ordinating tiled splashbacks. This room has more than ample free floor space for a dining table and a pleasant outlook out across the rear garden towards the local park. Completing the accommodation is the shower-room with cubicle showcasing blue tiled splashback and a wash-basin in vanity unit, and a separate WC facility. The shared rear garden catches a good degree of sunshine and is ideal for outdoor relaxation, being easily reached from this first floor level flat.

- Living room
- Beautifully fitted kitchen with dining space
- Bedroom
- Shower/room with mixer shower
- Separate WC
- Entrance hall with stripped wood doors
- Sanded flooring
- Gas central heating
- Double glazing fitted in 2021 and newly fitted kitchen in 2024
- Insulation to internal walls ensuring extra warmth
- Security entryphone system
- Sunny shared rear garden with garden shed included (blue one)
- Residents permit parking on street
- Superb location in sought after area
- Easy access to trams and buses

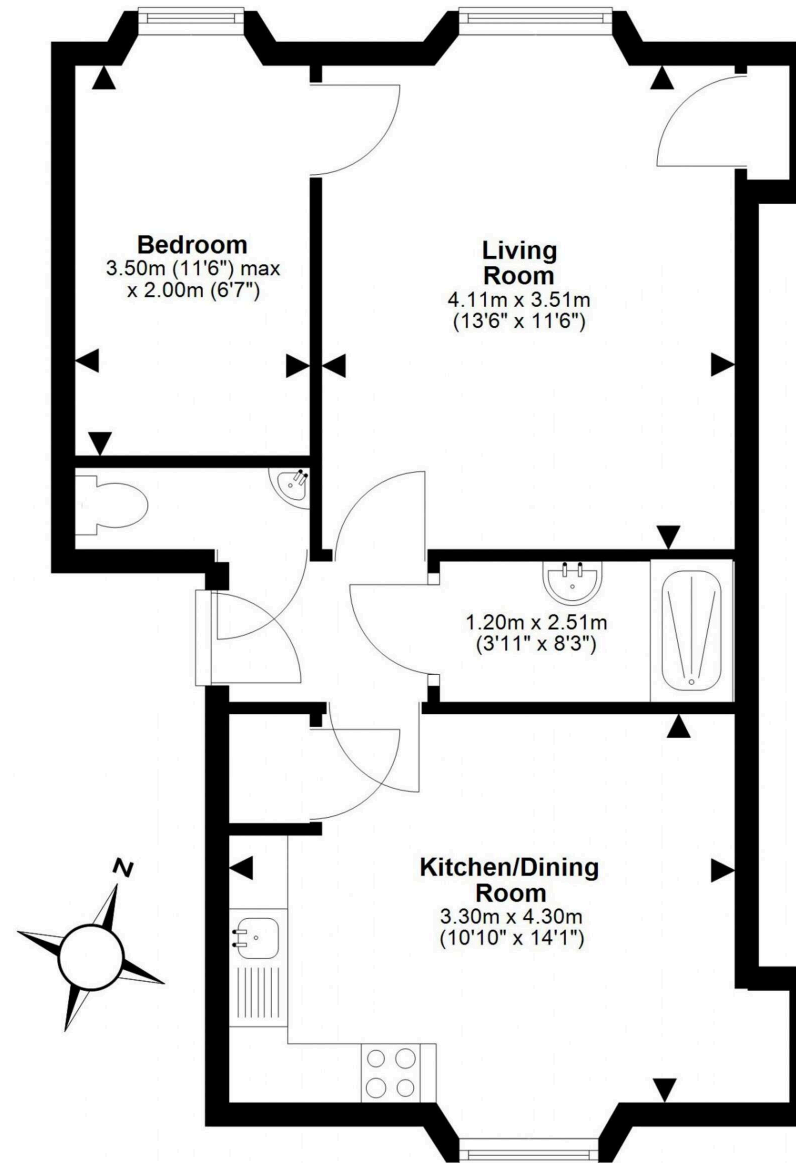
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Energy Rating C and Council Tax band A

Curtains, all light fittings (excluding bedroom chandelier), white goods excluding fridge and washing machine) and blue garden shed included in the sale.

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 benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.



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.