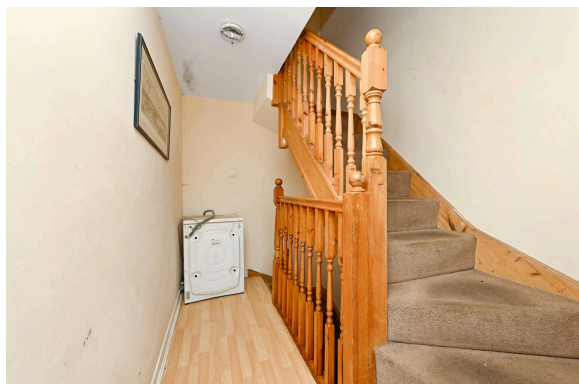




82 Trafalgar Lane  
LEITH | EDINBURGH | EH6 4DQ

  
**warners**  
solicitors & estate agents





## 82 Trafalgar Lane

LEITH | EDINBURGH | EH6 4DQ

Located in the heart of the vibrant Leith district, 82 Trafalgar Lane presents a fantastic opportunity to acquire a spacious three-bedroom townhouse complete with a private carport and balcony terrace. Perfectly positioned near Trinity and Bonnington, the property benefits from excellent local amenities, reputable schools, and easy access to the city centre and surrounding areas.

Set across three levels, the home offers a flexible layout with a welcoming entrance hall, a generous double bedroom, and a shower room on the ground floor. The first floor features a bright open-plan living, dining, and kitchen area, ideal for modern living and entertaining. On the upper level, two further double bedrooms can be found, including a spacious main bedroom with direct access to a private balcony terrace, alongside a family bathroom. The property now offers scope for cosmetic upgrading, providing buyers with the opportunity to add value and personalise the space to their taste. Combining generous proportions, a practical layout, and an excellent location, an ideal choice for professionals, families, or investors alike.

### Ground Floor

- Welcoming entrance hall
- Double bedroom
- Shower room

### First Floor

- Bright open-plan living/dining/kitchen area
- Fitted kitchen with wall and base units

### Second Floor

- Two further double bedrooms
- Main bedroom with direct access to private balcony terrace Family bathroom

### Key Selling Points

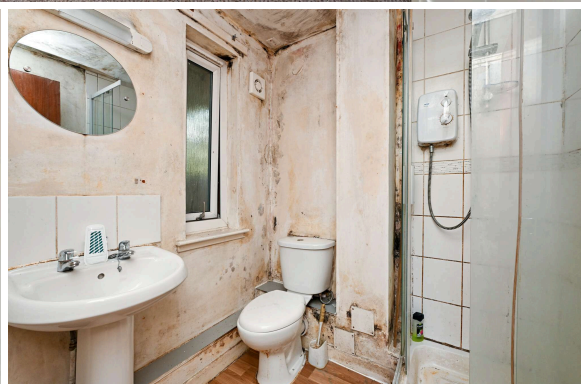
- Spacious three-bedroom townhouse set over three levels Private carport
- Private balcony terrace
- Excellent location in the sought-after Leith area, close to Trinity and Bonnington cafes, restaurants, and well-regarded schools

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

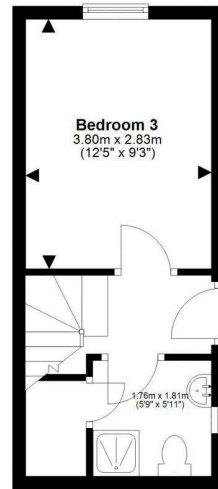


Property sold as seen. EPC: D CT: E

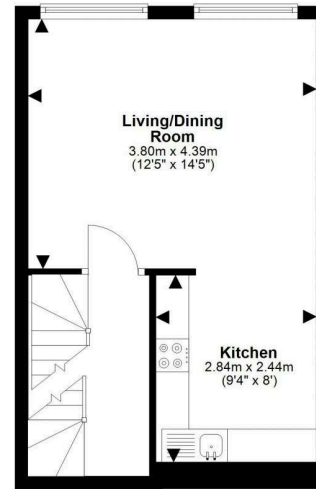
The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School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



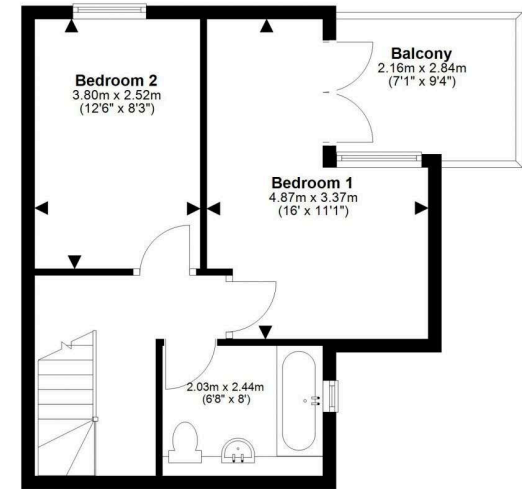




 **Ground Floor**



**First Floor**



**Second 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.