



20/2 Stead's Place
LEITH | EDINBURGH | EH6 5DS


warners
solicitors & estate agents



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Nestled on a quiet cul-de-sac in the heart of Leith, moments from excellent bars, cafes and restaurants and quick tram and bus links is this spacious ground floor apartment. Surrounded by manicured communal grounds the property is offered to the market in true move in condition and has been completely renovated to an impeccable standard with new kitchens and bathrooms and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright bay windowed lounge with generous dining space, a new kitchen with sleek contemporary units, a large master bedroom with built-in wardrobes and elegant en-suite shower room, a second well-proportioned double bedroom with further built-in wardrobe and the flat is completed by a stylish main bathroom with shower over bath

- Spacious ground floor apartment in the heart of Leith
- Quiet cul-de-sac moments from a myriad of amenities
- Welcoming hallway with storage
- Bright bay windowed lounge
- New kitchen with attractive units
- Two large double bedrooms
- Two new bathrooms
- Gas central heating and double glazing
- Two private parking permits

Energy Rating C. Council Tax Band E.

Extras included in the sale are the fridge freezer, oven, dishwasher and washing machine.

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



FACTOR: A monthly fee of £65 is payable to Ross & Liddell for the upkeep of the communal areas and includes buildings insurance.

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019 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 newly 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 multiscreen 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. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.



