



22/6 Prince Regent Street  
LEITH | EDINBURGH | EH6 4AS

  
**warners**  
solicitors & estate agents





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Warners are thrilled to present this beautifully presented two-bedroom first-floor flat, perfectly positioned in the vibrant and ever-popular district of Leith. Combining modern comfort with traditional character, this stylish home is an excellent choice for first-time buyers, young professionals, or investors seeking a prime Edinburgh address.

Step inside and you are greeted by a bright, welcoming hallway that sets the tone for the rest of the property. The spacious lounge provides a warm and inviting setting—ideal for relaxing after a busy day—while the standout kitchen diner, bathed in natural light, creates the perfect space for everyday living and entertaining guests.

Both double bedrooms are generously proportioned and tastefully decorated, offering comfortable retreats with plenty of flexibility. The contemporary shower room is sleekly designed and finished to a high standard.

Additional highlights include efficient gas central heating, secure entry, and well-maintained communal areas, adding convenience and peace of mind.

Situated in the heart of Leith, the flat is within easy walking distance of a superb selection of caf s, bars, restaurants, and local shops. Excellent public transport links also provide quick and convenient access to Edinburgh city centre and beyond.

With its stylish interiors, prime location, and move-in-ready condition, this stunning flat offers the very best of city living. Early viewing is highly recommended.

- Prime Leith location with excellent amenities & transport
- Bright kitchen diner, perfect for entertaining
- Spacious, welcoming lounge
- Two generous double bedrooms
- Sleek modern shower room
- Gas heating, secure entry & maintained communal areas

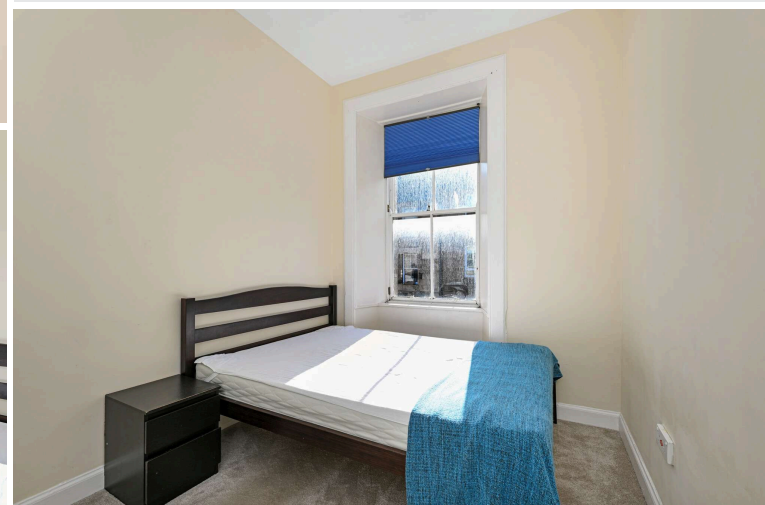
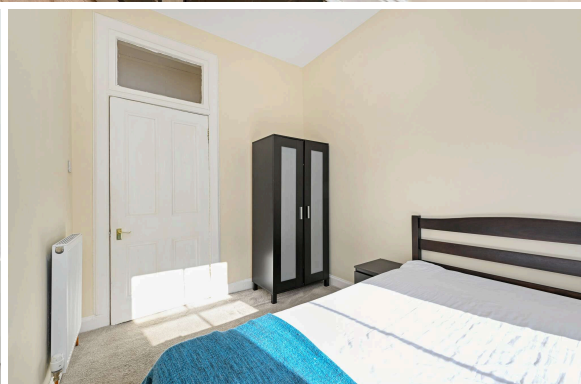
Energy Rating D. Council Tax Band B.

All blinds will be included in the sale. Other items may be available if required.

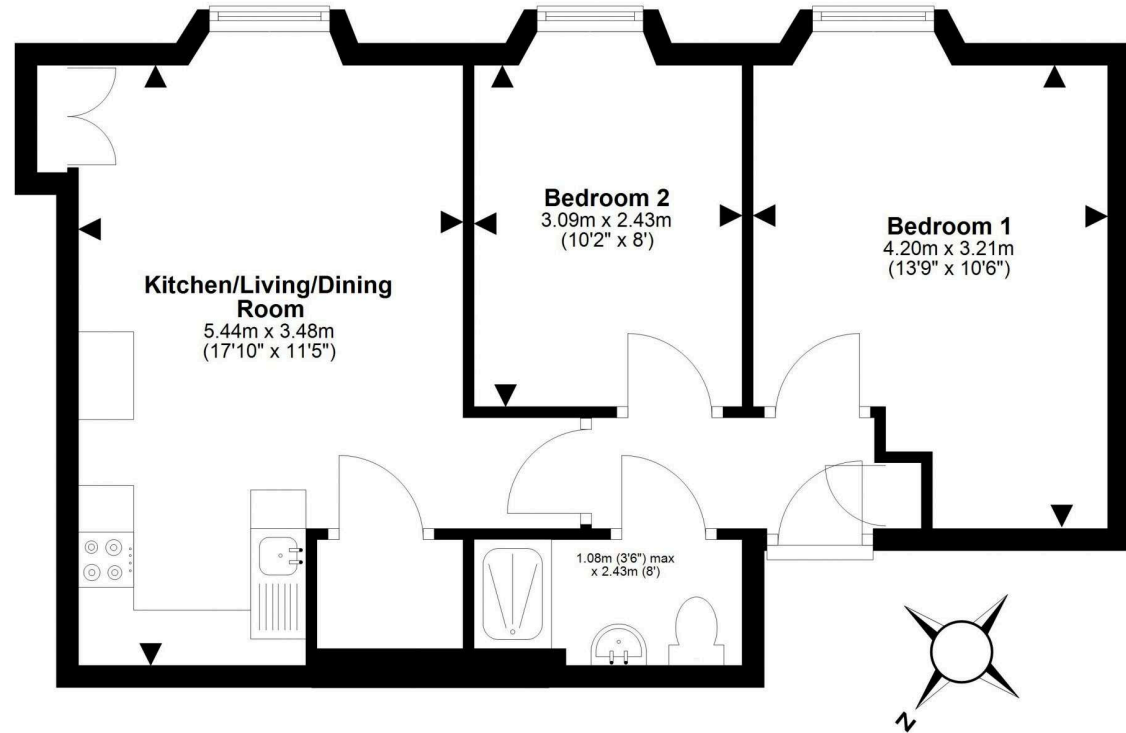
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The vibrant area of Leith, in 2023 Time Out listed Leith as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets at the nearby St James Quarter. 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.







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.