



1/8 Hamburg Place
LEITH | EDINBURGH | EH6 6PD

warners
solicitors & estate agents



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Nestled in the heart of Leith, moments from excellent amenities, quick transport links and fine coastal and scenic walks is this spacious second floor apartment. It includes a shared drying room, abundant storage, gas central heating and double glazing. This property would make an ideal buy in a well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright dual aspect lounge with pleasant outlooks, a large dining kitchen with fitted units and utility cupboard housing the washing machine and dryer, two well-proportioned double bedrooms, a useful box room/home office and the flat is completed by a stylish bathroom with shower over bath.

- Spacious second floor apartment
- Heart of Leith location
- Moments from Michelin starred restaurants, trendy pubs and artisan coffee shops
- Welcoming hallway with storage
- Bright dual aspect lounge
- Fitted kitchen with dining space
- Two double bedrooms
- Large box room/study
- Gas central heating
- Double glazing
- Permit parking

Energy Rating C, Council Tax C

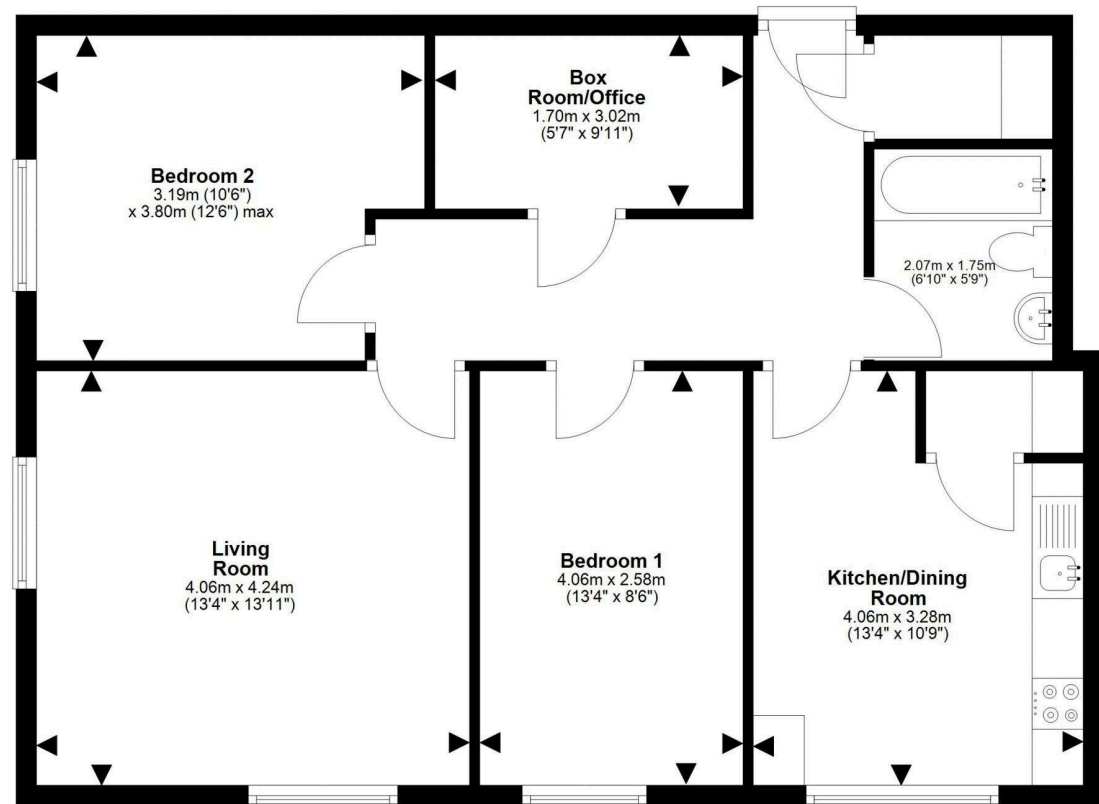
All fixtures, fittings, curtains/blinds, appliances and white goods, two wardrobes in the bedrooms and the two wooden book shelving units are included in the sale.

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



The vibrant area of Leith which in 2023 Time Out listed 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. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market. Both the St James Quarter and Ocean Terminal shopping centres are nearby, offering a wide selection of bars, restaurants and cafes, along with a great variety of shops and entertainment options. 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.