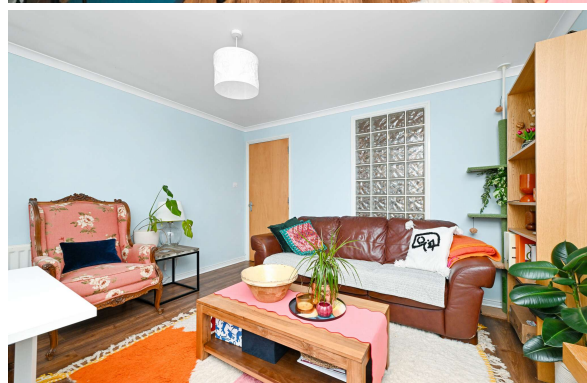




1/6 Bethlehem Way
LEITH | EDINBURGH | EH7 6FB


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1/6 Bethlehem Way

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Located within a desirable contemporary development in Lochend, this bright and spacious two-bedroom top-floor flat offers an excellent city base close to green spaces, local amenities, and superb transport links. Edinburgh's city centre and the vibrant Leith district—with its acclaimed restaurants and lively bars—are both within walking distance.

Presented in move-in condition, the flat features light-filled, neutrally decorated interiors and benefits from residents' parking.

Accessed via a secure entry system and shared stairwell, the property opens into a welcoming hallway with a generous storage cupboard. The southeast-facing living room enjoys abundant natural light and offers ample space for relaxation and dining. Adjacent, the stylish kitchen features a block-glass partition that enhances brightness and character, alongside modern wood-toned cabinets and contrasting worktops.

Both bedrooms are bright doubles finished in neutral tones, with both benefiting from a built-in wardrobe. The contemporary bathroom is fitted with a sleek three-piece suite and overhead shower, complemented by white tiling.

The home enjoys gas central heating, double glazing, and access to a well-kept communal garden and ample residents' parking.

- Prime Lochend location, near city centre, Leith, and green spaces
- Bright, move-in condition two-bedroom flat
- Southeast-facing living room with natural light
- Modern kitchen with feature glass partition
- Double bedrooms (with built-in wardrobes) and contemporary bathroom
- Residents' parking and communal garden
- Loft storage space

Council Tax D, Energy Rating C.

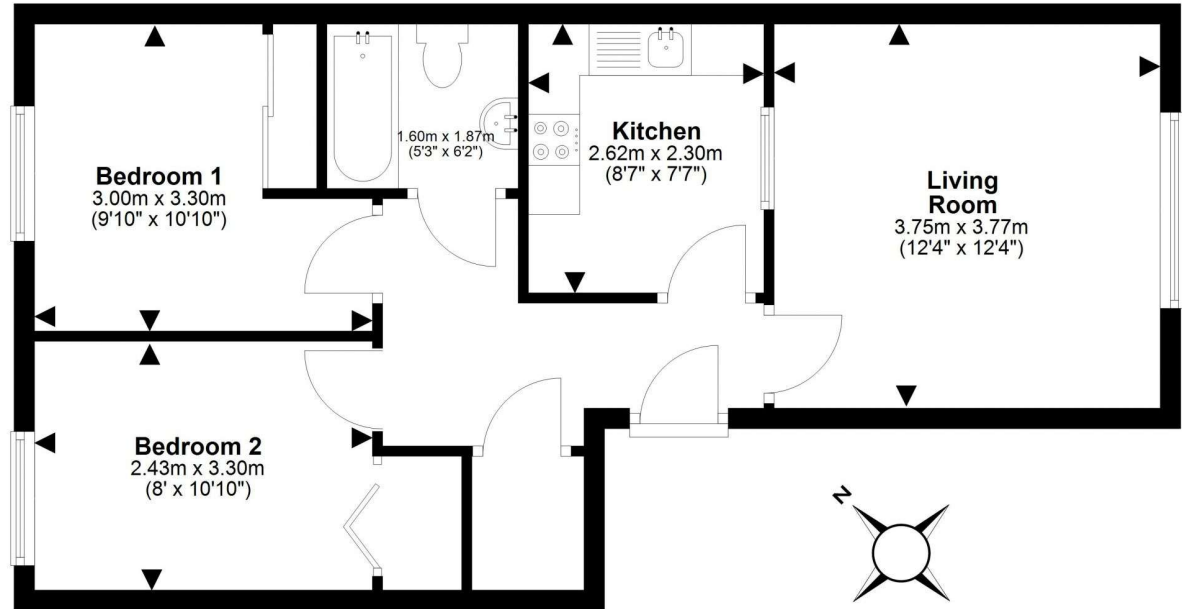
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixture, fittings, curtains, fridge-freezer and washing machine will be included in the sale.

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.

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