



9 Arthur Street
LEITH | EDINBURGH | EH6 5DA


warners
solicitors & estate agents



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Warners are delighted to present this beautifully appointed main door duplex flat, ideally located on Arthur Street just off Leith Walk, east of Edinburgh's vibrant city centre. The private entrance opens to a welcoming hallway with a storage cupboard and a carpeted staircase leading to the first-floor accommodation.

At the top of the stairs, the bright and spacious living room impresses with full-height, west-facing windows filling the space with natural light. Its calm, contemporary feel is enhanced by wood-effect flooring and neutral decor, offering ample room for relaxation and entertaining.

Adjacent to the living area, the modern kitchen combines style and practicality, fitted with shaker-style units and integrated appliances including a fridge/freezer, gas hob, extractor, and oven. There's also space for casual dining for two.

To the rear are two generous double bedrooms providing a peaceful retreat. The principal bedroom is particularly spacious, with twin windows, built-in mirrored wardrobes, and a sleek en-suite shower room. The second bedroom also features a bright, modern design with built-in storage and wood-inspired flooring.

The elegant family bathroom offers a white suite, including bath with overhead shower, WC, and washbasin.

Externally, residents enjoy secure parking, while gas central heating and double glazing ensure year-round comfort and energy efficiency.

- Prime Leith Walk location near city centre
- Private main door duplex layout
- Bright west-facing living room
- Modern kitchen with integrated appliances
- Two double bedrooms, principal en-suite
- Secure parking, gas heating, double glazing
- Factor Fees payable, approximately £30-£40 per month.

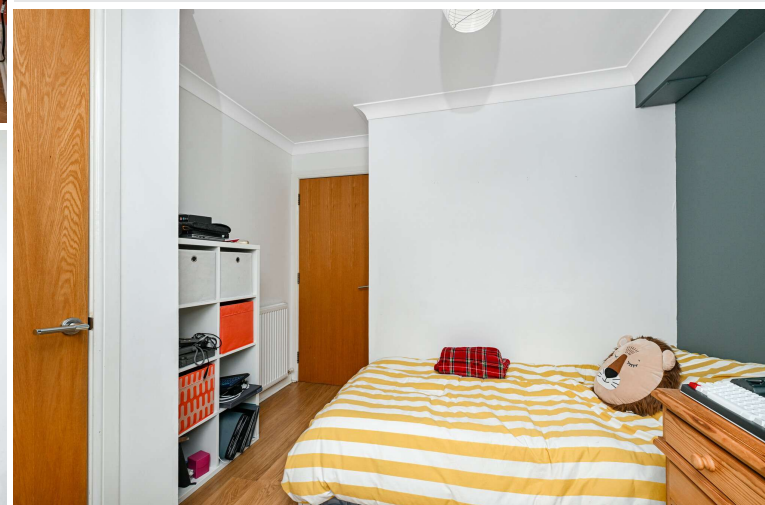
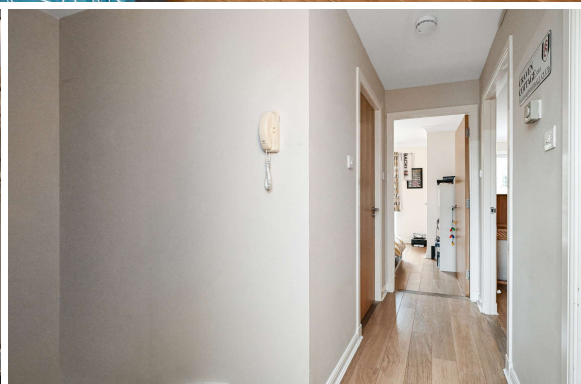
Energy Rating C, Council Tax D

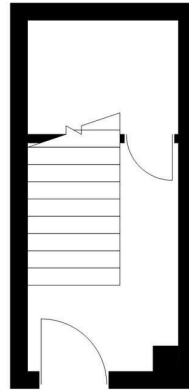
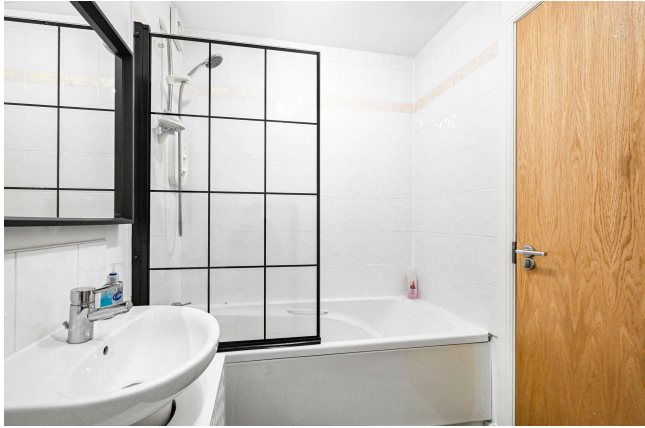
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



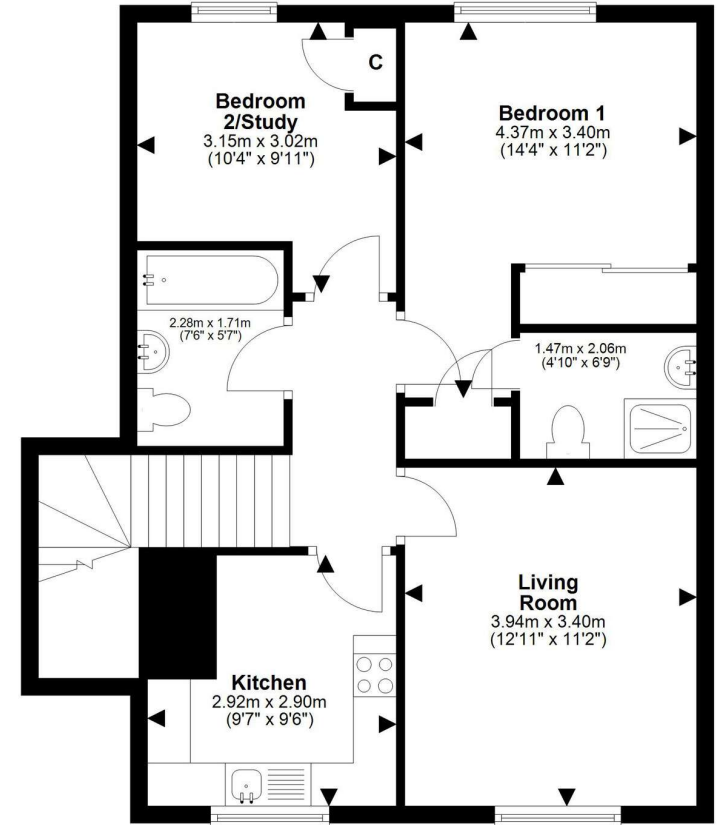
The vibrant area of Leith, in 2023 Time Out listed Leith as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and 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.

All fixtures, fittings and integrated appliances are included in the sale. Any other furniture may be available through separate negotiation.





Ground Floor



First 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.