



2/2 North Hillhousefield
LEITH | EDINBURGH | EH6 4HU



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Warners are delighted to present this beautifully presented ground floor flat, forming part of a well-established modern development with residents' parking. Quietly positioned within a peaceful cul-de-sac in the sought-after Leith district, the property enjoys easy access to excellent local amenities and convenient transport links.

This stylish and well-proportioned home offers an ideal opportunity for first-time buyers, young professionals, downsizers, or buy-to-let investors.

The accommodation, accessed via a secure entry system, comprises: a welcoming entrance hallway, a bright and spacious semi-open-plan lounge and kitchen with sliding patio doors that flood the space with natural light and provide direct access to a small garden and the residents' car park. The kitchen features a range of modern wall and base units, along with an integrated electric hob and oven.

There are two generously sized bedrooms, both with built-in wardrobes, and a contemporary, extensively tiled bathroom fitted with a modern three-piece suite and shower over bath.

Further benefits include gas central heating with combi boiler, double glazing, well-maintained communal gardens, and ample residents' parking within the cul-de-sac.

This delightful home perfectly combines comfort, style, and convenience, early viewing is highly recommended.

- Quiet cul-de-sac in sought-after Leith
- Bright lounge/kitchen with garden access
- Two bedrooms with built-in wardrobes
- Modern bathroom with shower over bath
- Gas central heating and double glazing
- Residents' parking and communal gardens

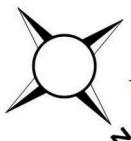
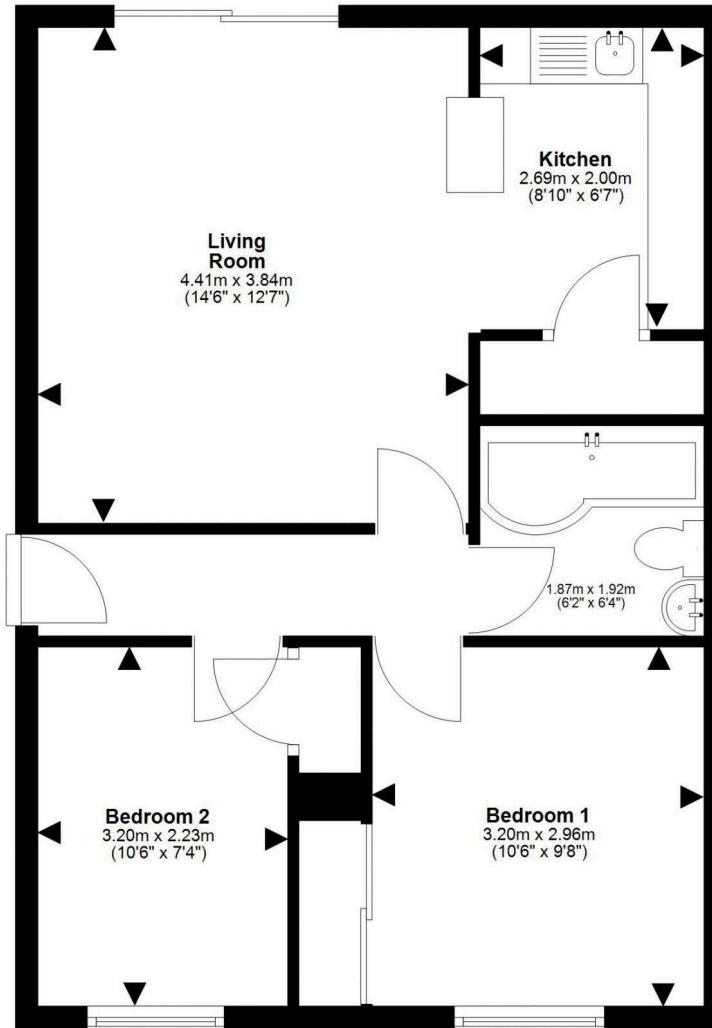
Council tax band B, EPC rating C. Extras include; washing machine, dishwasher and fridge, fixtures and fittings. All other items of furniture as viewed can be available by separate negotiation.

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



The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, with the Leith School of Art, and the 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 multi-screen 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, which is home to Leith Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





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.