



15/7 North Hillhousefield  
LEITH | EDINBURGH | EH6 4HU

  
**warners**  
solicitors & estate agents

Residents  
parking  
only





## 15/7 North Hillhousefield

LEITH | EDINBURGH | EH6 4HU

Nestled in a quiet cul-de-sac, moments from excellent amenities, quick transport links and vast open green spaces is this spacious top floor apartment. Boasting panoramic views of the castle, manicured communal grounds, useful loft storage and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed lounge with generous dining space and a fitted kitchen off, two well-proportioned double bedrooms both with built-in wardrobes and the flat is completed by a stylish bathroom with shower over bath.

- Top floor apartment in quiet cul-de-sac
- Panoramic views over Edinburgh's skyline
- Moments from excellent amenities and transport links
- Close to the waterfront and leafy parks
- Welcoming hallway
- Bright lounge with dining space
- Fitted kitchen off the lounge
- Two well-proportioned double bedrooms
- Stylish bathroom

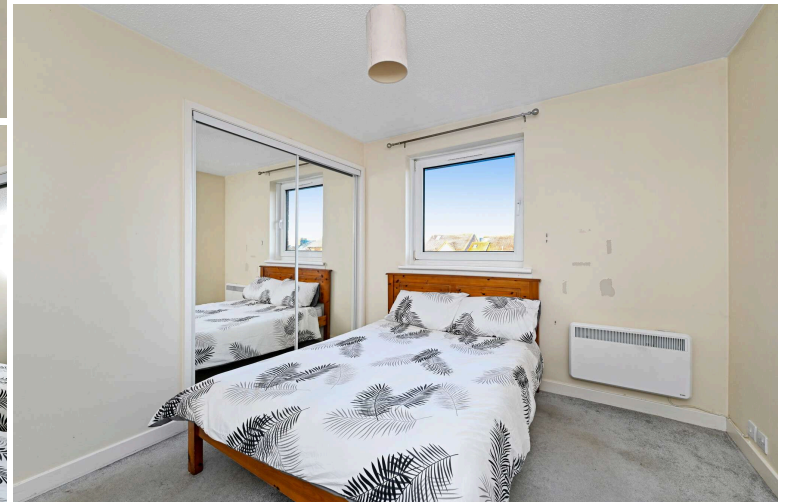
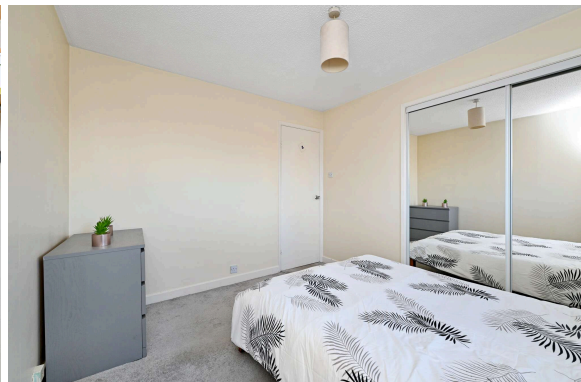
Energy Rating D. Council tax band B.

The washing machine, fridge freezer and curtains will be included in the sale. Items of furniture can be included if required.

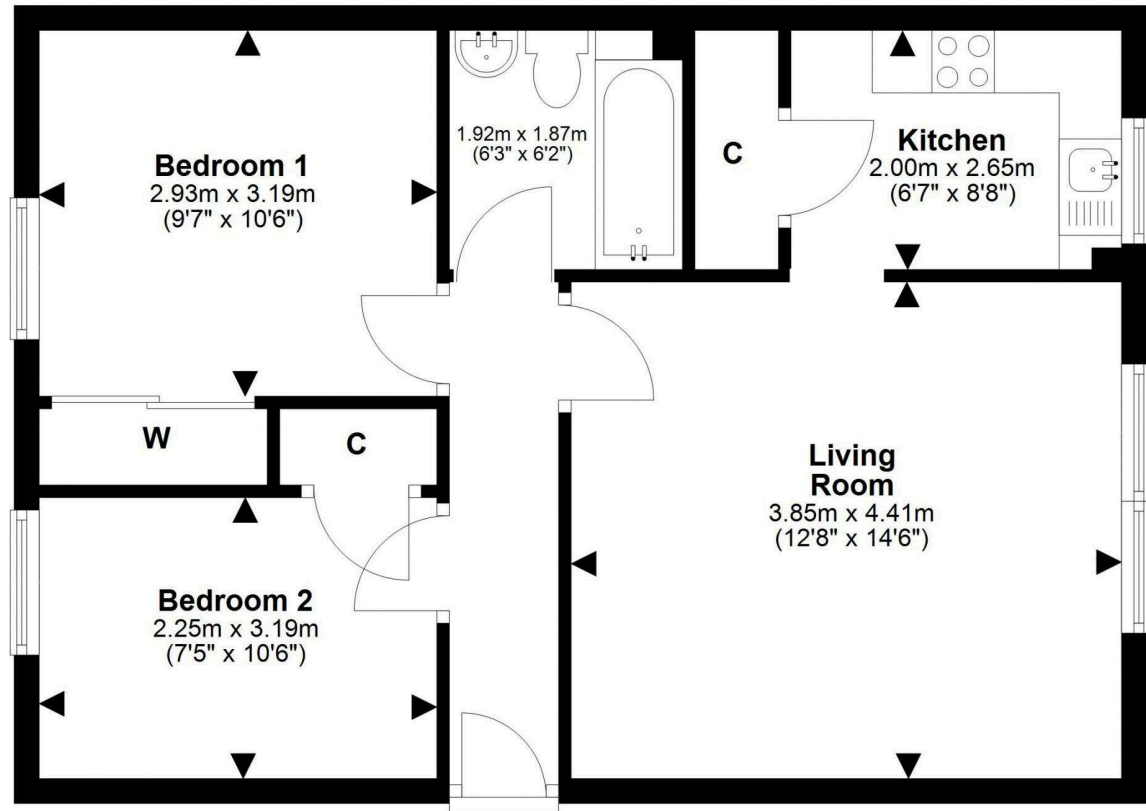
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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. 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.