



74 Cornhill Terrace, Leith Links, Edinburgh, EH6

Beautifully presented, stone-built two-bedroom lower flat with a private entrance and gardens, located in the highly sought-after Leith Links area. This impressive and generously proportioned apartment has been finished to an exceptional standard, including a newly installed kitchen in 2024, and is offered to the market in genuine move-in condition. The original floorboards have been tastefully restored, complementing the abundance of period features that add charm and character throughout.

The accommodation comprises:

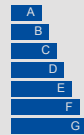
- Vestibule with original period-style mosaic tiled flooring
- Entrance hall with storage cupboard
- Bay-windowed sitting room featuring ornate cornicing, decorative press, gas fire with cast-iron hearth, and working shutters
- Two well-proportioned double bedrooms
- Generous kitchen/dining room fitted with sage cabinetry, quartz worktops, Belfast sink, and appliances including an AEG induction hob, electric oven, and dishwasher
- Traditionally styled family bathroom with WC, bath with shower over, and wash basin with vanity unit
- Utility room housing the washing machine, dryer, Worcester combi boiler, and offering a deep storage cupboard
- Underfloor cellar, accessible from the kitchen, providing useful additional storage



VIEWING DETAILS

Please call DMD Law 0131 316 4666
or check online for the up to date price
information and viewing arrangements.

WWW.DMDLAW.CO.UK

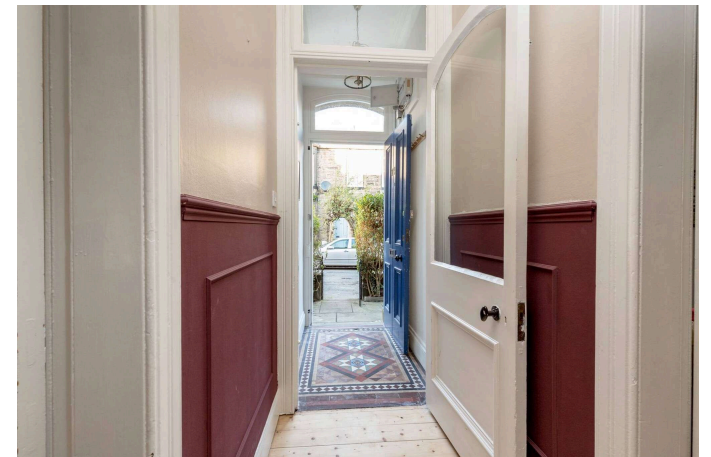


EPC RATING
D



LOOKING FOR MORE INFORMATION
ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



Outside and Gardens

The private south-facing rear garden features a paved patio, lawn, and a decked seating area with pergola, creating an ideal space for outdoor relaxation and entertaining. The low-maintenance front garden is attractively paved.

Location

The property is located within the popular area of Leith which lies north east of Edinburgh City Centre. It is a historic area which has undergone a huge transformation in recent years with significant investment to redevelop Leith Docks and the surrounding area. There is now a vibrant centre of Leith with many trendy and award winning restaurants and bars. Furthermore, nearby Leith Walk has an excellent range of services including a wide choice of local speciality shops, delicatessen, restaurants, bars and banks. Further shopping is available at Ocean terminal and at Meadowbank Retail Park. Local supermarkets include a Scotmid, Lidl and Tesco at the Foot of Leith Walk, Asda at Newhaven and a Sainsbury's at Meadowbank. The area is served by a frequent bus and tram service operating to the City centre. It is close to Leith Links public park which offers a pleasant green space for walking.

Extras

The fixed floor coverings, light fittings, blinds, curtains and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



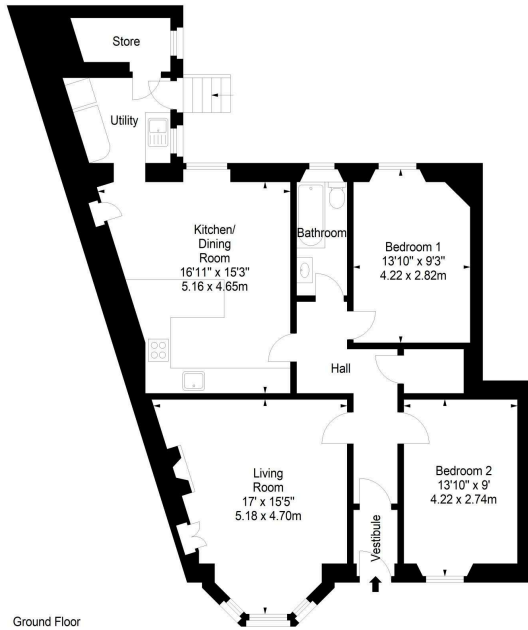




Cornhill Terrace,
Edinburgh,
Midlothian, EH6 8EQ



Approx. Gross Internal Area
958 Sq Ft - 89.00 Sq M
For identification only. Not to scale.
© SquareFoot 2025



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

espc

zoopla

rightmove