



# 56/3 NORTH FORT STREET

Leith, Edinburgh, EH6 4HN



1

Public Room



2

Bedrooms



1

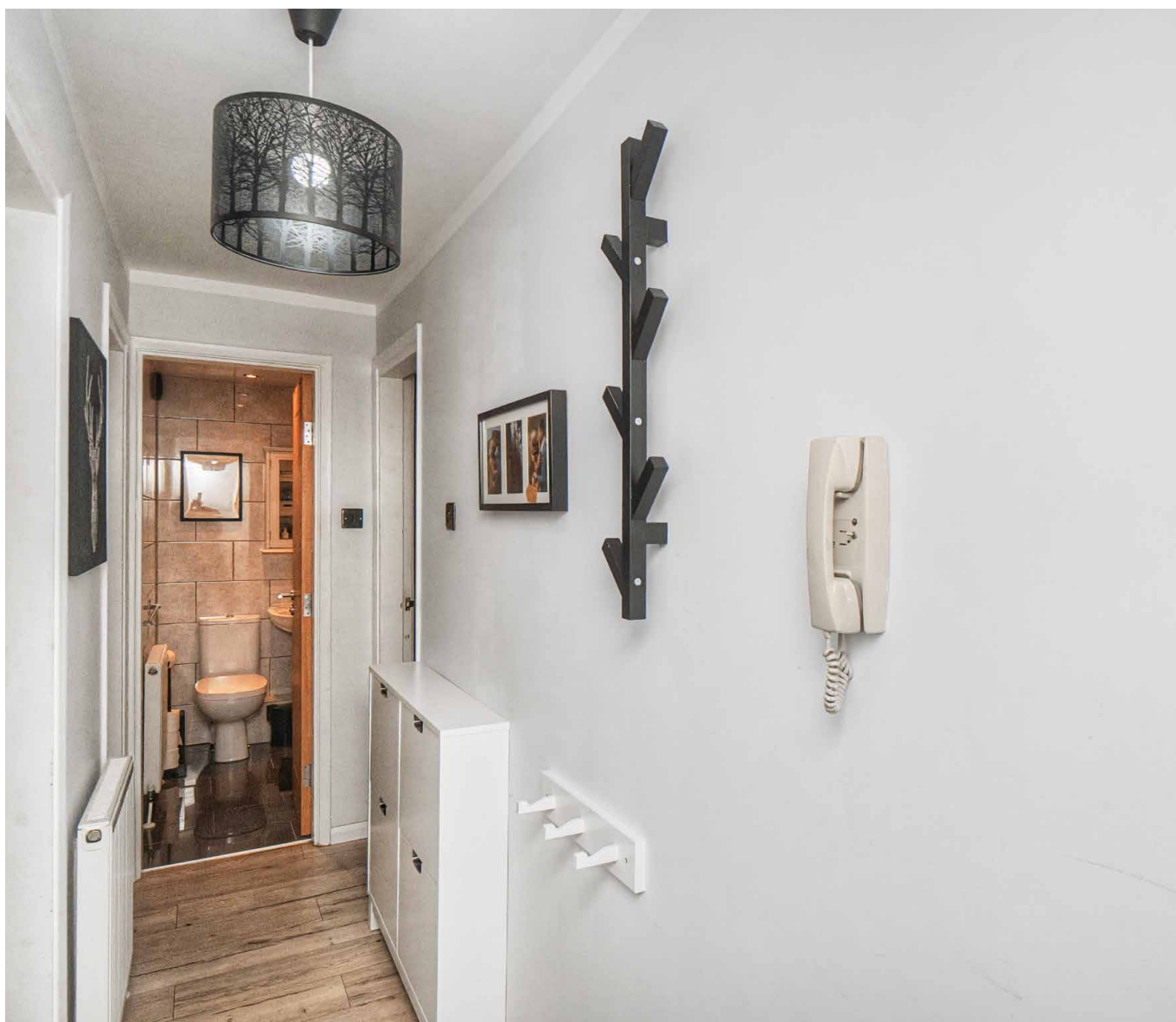
Bathroom





## 56/3 NORTH FORT STREET

Set along a charming setted street just off Ferry Road, on the first floor of an established development, this appealing two-bedroom flat enjoys a prime Leith address within walking distance of a wide range of amenities and attractions, including the city's coastline, as well as excellent transport links such as tram services to Edinburgh Airport. The bright, modern interior boasts an open-plan living/dining room and kitchen, alongside two double bedrooms with built-in storage and a bathroom featuring a shower-over-bath. Further benefits include access to communal gardens and residents' as well as on-street parking, which is conveniently controlled for residents under Zone N8.





EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

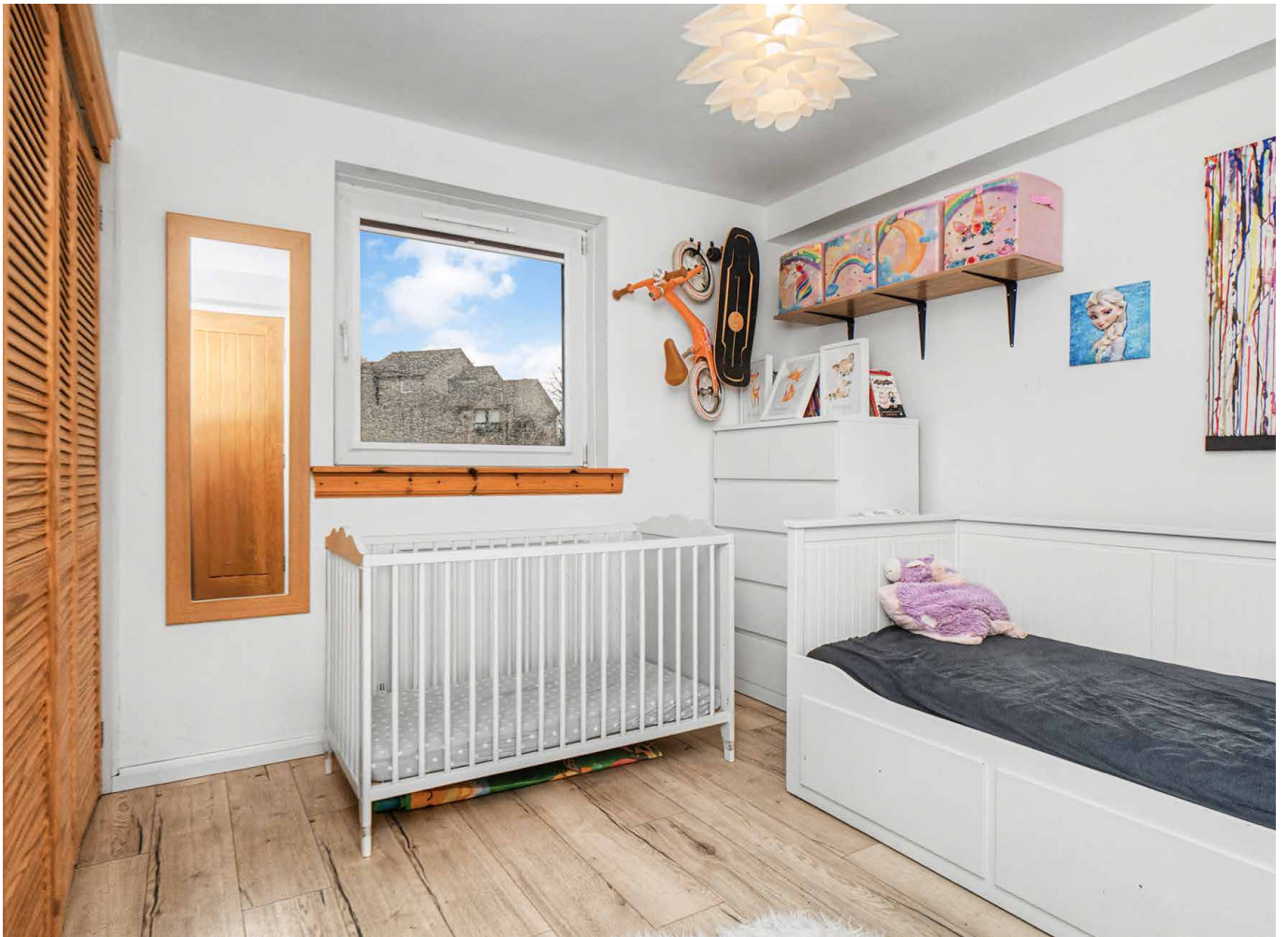
## Features

- Prime city address, close to the coast and tram links
- Bright first-floor flat with modern interiors
- Shared stairwell with secure entry system
- Welcoming entrance hall
- Open-plan living/dining room and kitchen
- Two double bedrooms with built-in storage
- Bathroom with shower-over-bath
- Communal gardens within an established development
- Free residents' and zoned on-street (N8) parking

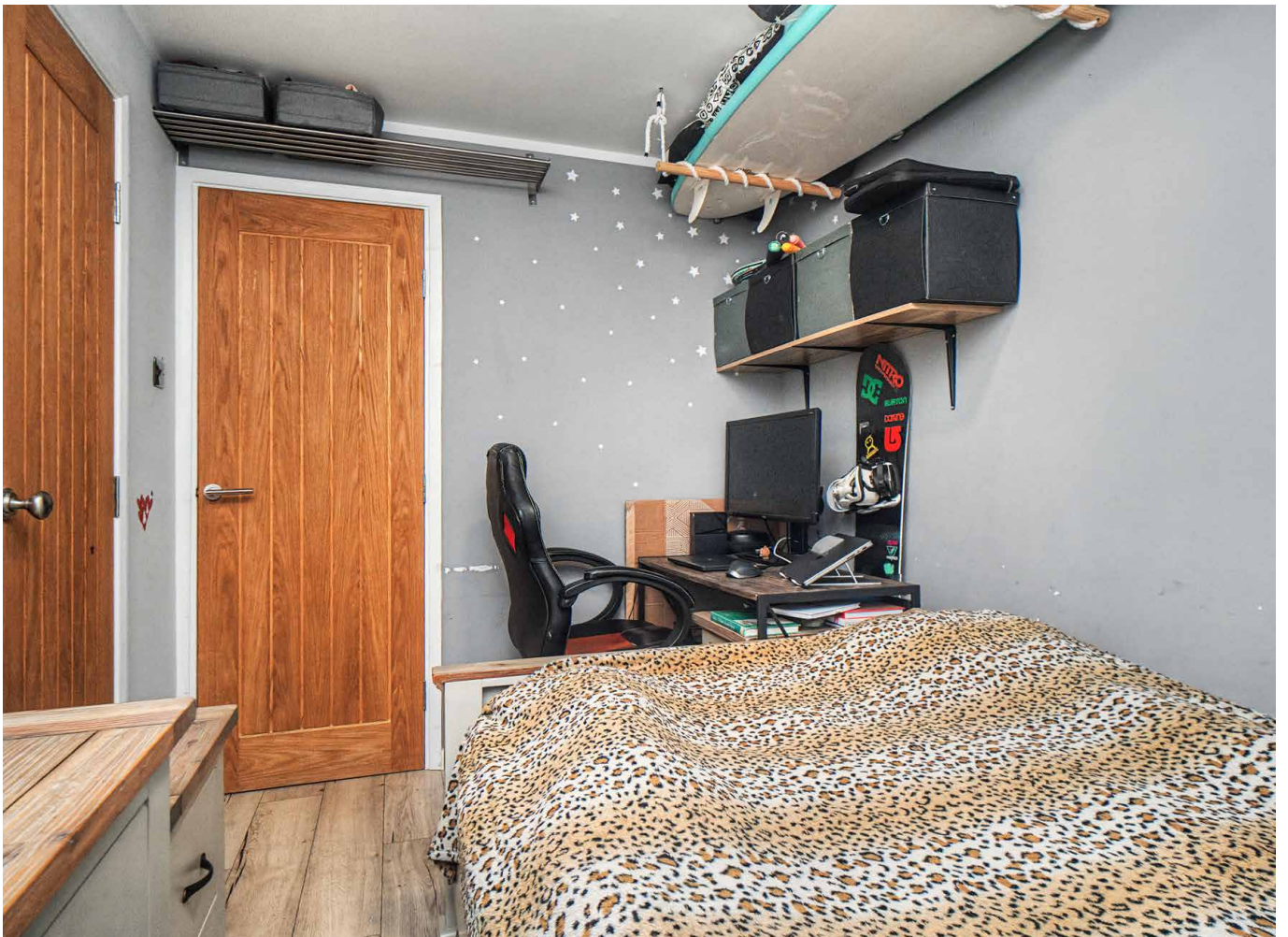














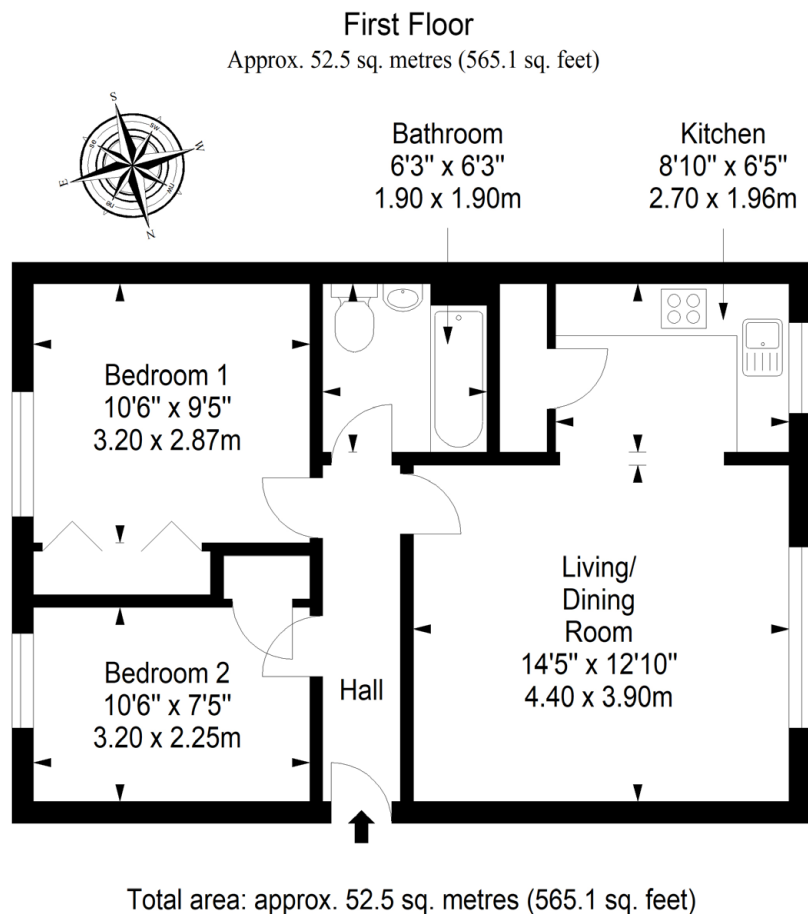


Extras: All fitted floor and window coverings and light fittings are included.



# LEITH, EDINBURGH

The area of Leith is a hub of lively eating and socialising spots and is jam-packed with great restaurants, traditional pubs and modern-style bars. The area also boasts a rich creative culture and is home to the annual Leith festival. The area offers various food stores, a variety of retail outlets, a Post Office and banks. Ocean Terminal shopping centre is nearby, boasting over 50 high street shops, a multi-screen cinema and a gym. The surrounding area offers great outdoor pursuits, with Victoria Park nearby, a leisurely stroll or cycle along the beautiful Water of Leith walkway, The Shore, Newhaven Harbour and the expansive open green space of Leith Links. For fitness enthusiasts, David Lloyd Gym and Club is nearby and offers a swimming pool, fitness classes and a gym. 56/3, North Fort Street falls under a catchment area, which offers schools at both primary and secondary levels, with Trinity Primary School and the Trinity Academy nearby. The area benefits from excellent public transport links, including the tramline, which terminates in Newhaven and provides direct links to the airport via the city centre.



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