



LEITH WALK  
**MARIA'S**  
ALTERATIONS & REPAIRS

369  
TAILORING  
DRY CLEANING

COFFEE  
**LOUNGE 33**  
VINYL  
COFFEE & VINYL  
**LOUNGE 33**

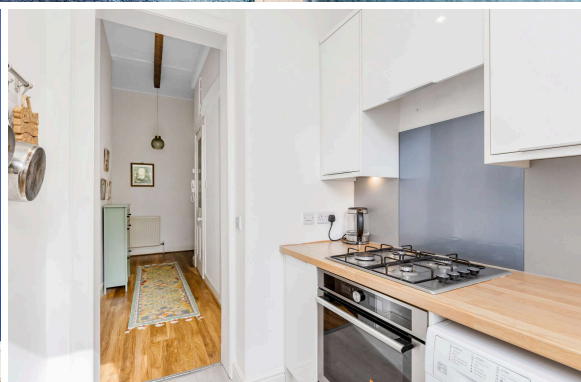
LEITH  
**BOUNDARY**  
BURGH

**Raku**

MR J. SMITH & SONS 29  
Barnardis

377/1 Leith Walk  
LEITH | EDINBURGH | EH6 8SE

**warners**  
solicitors & estate agents



## 377/1 Leith Walk, Leith

LEITH | EDINBURGH | EH6 8SE

Situated in the heart of vibrant Leith, this impressive first-floor flat forms part of a traditional tenement building and is presented in true walk-in condition. Stylishly decorated throughout, the property further benefits from a newly fitted modern kitchen and recently installed boiler. Additional features include gas central heating, double glazing to the lounge, secure entry-phone access, and a well-maintained communal garden to the rear.

The accommodation comprises a welcoming entrance hallway and a bright, spacious lounge enjoying an open outlook along Pilrig Street. The lounge is enhanced by attractive laminate flooring, elegant ceiling cornicing, and a shelved alcove. To the rear, the contemporary kitchen has been fitted with a range of sleek white gloss wall and base units, complemented by an integrated oven, hob, extractor hood, washing machine, and concealed boiler.

There are two generously proportioned double bedrooms, both quietly positioned to the rear of the property. One bedroom benefits from a large built-in cupboard with shelving, lighting, and space for a fridge/freezer. The stylish shower room is fitted with a modern white two-piece suite and a large shower enclosure. A useful box room/deep storage cupboard accessed from the lounge completes the accommodation.

Externally, residents enjoy access to a beautifully maintained communal rear garden, while on-street permit parking is available on the surrounding streets.

- Prime central Leith location with open outlook along Pilrig Street
- Beautifully presented in true walk-in condition
- Newly fitted modern kitchen and recently installed boiler
- Bright and spacious lounge with period cornicing
- Two generous double bedrooms with excellent storage
- Secure entry system, communal garden, and permit parking available

Council Tax C and Energy Rating D

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



The sale will include the built-in oven and hob, washing machine, fridge/freezer, living room light fixtures, all blinds. The bedroom light fixtures will not be included in the sale.

The vibrant area of Leith is highly sought after - in 2023 Time Out listed it 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. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. 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 space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.



