



Flat 8, 36 South Fort Street
Edinburgh, EH6 5NU

DESCRIPTION

A well-presented two-bedroom flat offering bright and spacious accommodation ideally suited to first-time buyers, professionals or investors.

The property comprises a welcoming entrance hallway with ample storage, leading to a generous open plan kitchen, dining and living area ideal for modern living and entertaining. There are two well-proportioned double bedrooms, including a primary bedroom benefiting from an en-suite shower room, together with a family bathroom fitted with a shower over the bath.

The property further benefits from excellent storage throughout and enjoys close proximity to a wide range of local amenities and convenient transport links to Edinburgh City Centre.

- Entrance hallway
- Bright and spacious open plan kitchen, dining and living area
- Primary bedroom with en-suite shower room
- Second well-proportioned double bedroom with built in wardrobe
- Contemporary family bathroom with shower over bath
- Ample storage throughout
- Residential private car park

Viewings
by appointment please call Gibson Estate Agents



Location

South Fort Street is located within the popular and vibrant Leith area, approximately two miles north-east of Edinburgh City Centre. The neighbourhood offers an excellent range of local amenities including cafés, restaurants, bars and everyday shopping along nearby Leith Walk and Easter Road, while The Shore provides a well-known waterfront setting with a variety of popular dining options. Ocean Terminal Shopping Centre is also within easy reach, offering further retail and leisure facilities including a cinema and gym. The area benefits from pleasant outdoor spaces such as Leith Links and the Water of Leith Walkway, ideal for walking and cycling.

Excellent public transport links are available, including nearby tram and bus services providing direct access to the city centre and Edinburgh Airport. The location also offers convenient access to schooling, further education facilities and key road networks connecting to the A1 and Edinburgh City Bypass.

