



## 8/2 Constitution Street, Edinburgh

Offers over £205,000



## 8/2 Constitution Street

Edinburgh

One-bed flat in Leith with open-plan kitchen/living area, double bedroom with dressing space and communal roof terrace. Close to The Shore and excellent transport links. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Factor: Ross + Liddell

Factoring charges: £204.57 per annum.

Estimated Annual Maintenance Charge: £895.43 per annum.

Included in maintenance charge: ground maintenance, cleaning common areas, electricity, general maintenance, H&S.

- One Bedroom Flat
- Open plan lounge/kitchen
- Versatile dressing room
- Bathroom underfloor heating
- Double-glazed windows
- Security alarm and smoke detectors
- Generous communal sun terrace



### Hallway

The welcoming hallway includes ceiling lighting, an intercom entry system and a walk-in storage cupboard, providing excellent additional storage space.

### Bathroom

8' 1" x 8' 0" (2.46m x 2.45m)

The bathroom features a striking checkered tiled floor that blends both modern style and classic charm. Illuminated by spotlights the bath is complemented by a shower mixer with riser rail and handset, offering both practicality and comfort. The built-in toilet and vanity unit create a streamlined appearance, while under-sink storage provides convenient space for everyday essentials. A chrome heated towel rail adds a stylish finishing touch, and an extractor fan helps reduce moisture and maintain a fresh, comfortable environment. The room also has underfloor heating which is very useful for the colder months.

### Lounge

17' 8" x 13' 0" (5.38m x 3.95m)

A spacious and light filled open-plan area, where a calming neutral colour creates a bright and welcoming atmosphere. The space features subtle Oriental inspired design elements, including decorative lighting that add character and a sense of tranquillity. Wood-effect laminate flooring enhances room's warmth and practicality, while rear-facing double glazed windows allow for plenty of natural light throughout the day.





### **Kitchen**

10' 10" x 7' 11" (3.29m x 2.42m)

The open-plan space is seamlessly integrated with the lounge for great functionality. A sleek, built-in kitchen unit runs along the wall, offering abundant storage. The space is fully equipped with a combined washer-dryer, a built-in dishwasher, and a free standing full height fridge freezer. An electric hob beneath a modern extractor fan and an oven/grill make the kitchen perfect for cooking. The layout also accommodates a dining table, enhancing the space's functionality.

### **Double Bedroom**

14' 1" x 9' 10" (4.29m x 3.00m)

The double bedroom is a spacious area, offering plenty of room to accommodate a large double bed with ease. There is a rear-facing double-glazed window and a neutral toned carpet which creates a homely atmosphere

### **Dressing room**

8' 4" x 7' 10" (2.55m x 2.38m)

The bedroom contains a separate dressing area, creating a versatile space for everyday living. Complete with a built-in wardrobe, this additional area offers excellent storage and could also be adapted to suit a variety of uses, such as a study.



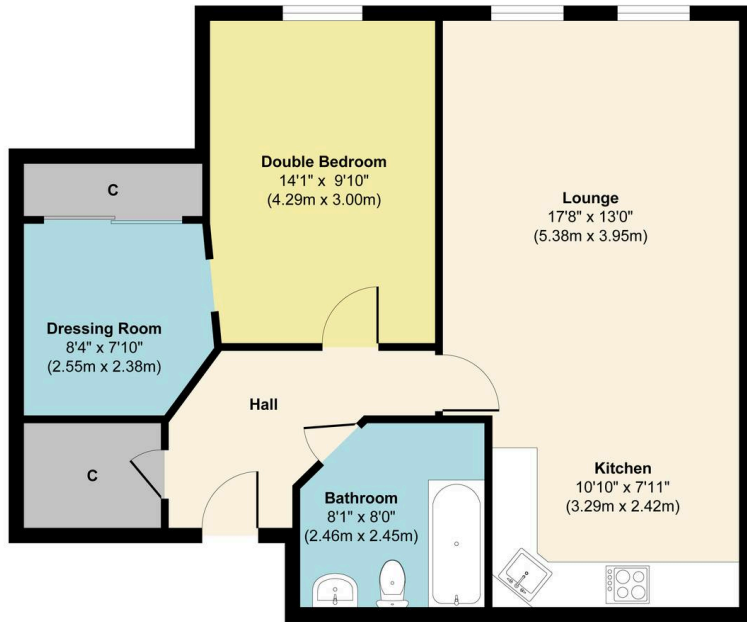


## Roof Terrace

Generous communal roof terrace behind property with greenery and picnic tables.



8/2 Constitution Street, Edinburgh, EH6 7BT



Floor Plan

Approx. Gross Internal Floor Area 707 sq. ft / 65.74 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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