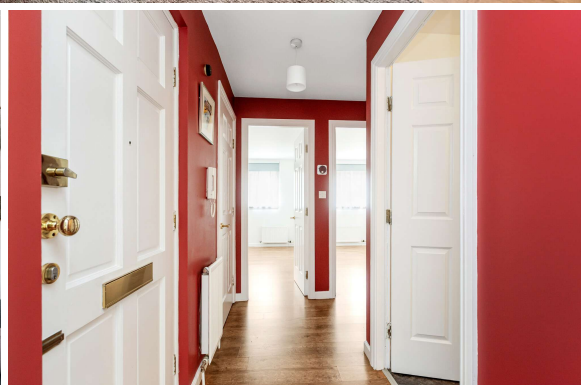




8/1 Cadiz Street
LEITH | EDINBURGH | EH6 7BH


warners
solicitors & estate agents



8/1 Cadiz Street

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Nestled in a quiet, modern, manicured development in the heart of Leith and The Shore, moments from excellent bars, cafes, restaurants and quick bus and tram links is this spacious ground floor apartment. Boasting a separate, secure garage, landscaped communal grounds, ample resident's parking, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright twin windowed lounge with ample dining space, a contemporary kitchen with attractive units, two well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

- Modern ground floor flat in quiet, tucked away development in the heart of Leith
- Separate and secure lock up garage
- Ample resident's parking and landscaped communal grounds
- Welcoming hallway with deep storage cupboard
- Bright twin windowed lounge
- Contemporary kitchen with attractive units
- Two well-proportioned double bedrooms
- Stylish bathroom with shower over bath
- Gas central heating and double glazing

Council Tax: C , Energy Rating: C

Factor payable to James Gibb - approx. £49.37 + VAT per quarter

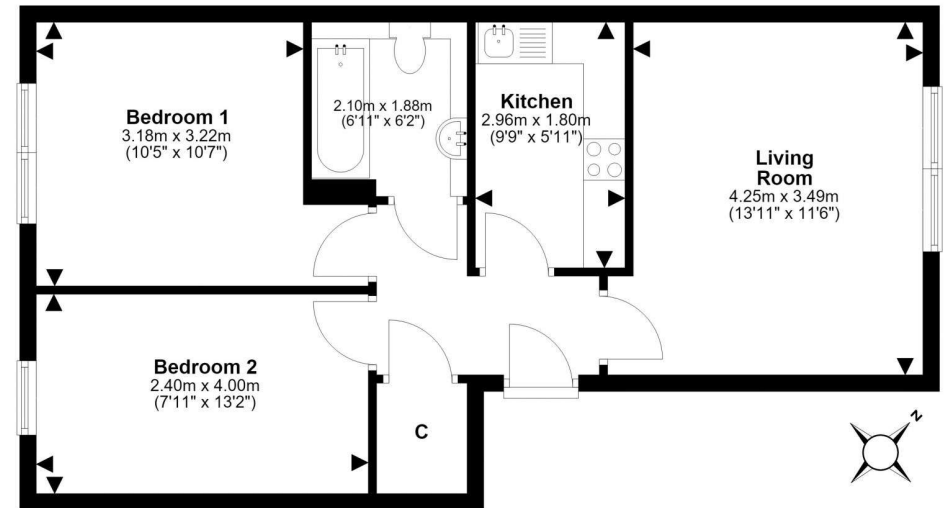
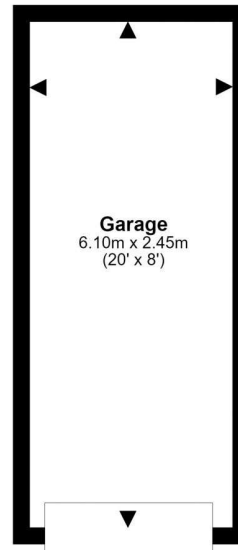
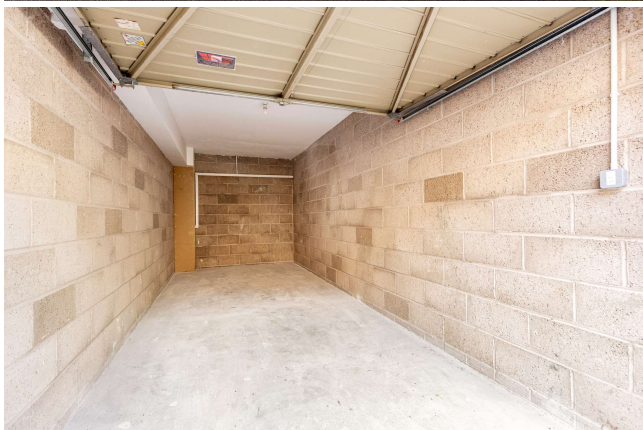
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith and The Shore is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, and the vast green spaces of Leith Links, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

Extras: Fixtures and fittings, blinds, curtains, oven, hob, washer/dryer, and fridge freezer





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.