



## Beautifully presented

### Two-bedroom, first floor apartment



Set within a modern, well-maintained development in the heart of Leith, this beautifully presented first floor, two-bedroom apartment offers an outstanding opportunity for contemporary city living, enhanced by the rare benefit of a private, south-facing decked garden. The property boasts a bright and spacious open-plan lounge, kitchen and dining area, thoughtfully designed for both relaxing and entertaining. The kitchen has an excellent range of sleek, modern units, an island, ideal for casual dining and comes fully equipped with white goods, making this an ideal move-in-ready home. Patio doors lead directly out to the sunny private terrace, creating a seamless indoor-outdoor living experience. There are two generous double bedrooms, including a well-proportioned principal bedroom with en-suite facilities. The home further benefits from excellent storage throughout, gas central heating and double glazing, ensuring comfort and practicality all year round. Designated on-street parking adds further convenience, and it is a professionally factored development. Ideally located, the property is within easy reach of tram stops and regular bus services, providing excellent connectivity to the city centre and beyond. Leith's vibrant selection of cafés, restaurants and local amenities are all just a short walk away. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

### Key Features

Communal stair  
Hall

Open plan lounge, kitchen, dining

Master bedroom with ensuite, and further double bedroom

Bathroom

Good storage

Gas central heating and double glazing

Private decked garden

Allocated parking space

Factored by Ross and Liddell - approx. £100 per month for upkeep, maintenance and cleaning of common areas, landscaping, block insurance, lift insurance and maintenance, electricity for common areas, and factors fees



## Leith

Leith is a popular, established and independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a vibrant atmosphere. In addition, Leith has its own amenities with several doctor surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area, as well as Leith Walk with its array of shops, cafes and restaurants. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route, or the tram. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



## Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, dishwasher, fridge freezer and washing machine are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

D

## Home Report Valuation

£330,000

## EPC Rating

B

## Tenure

Freehold

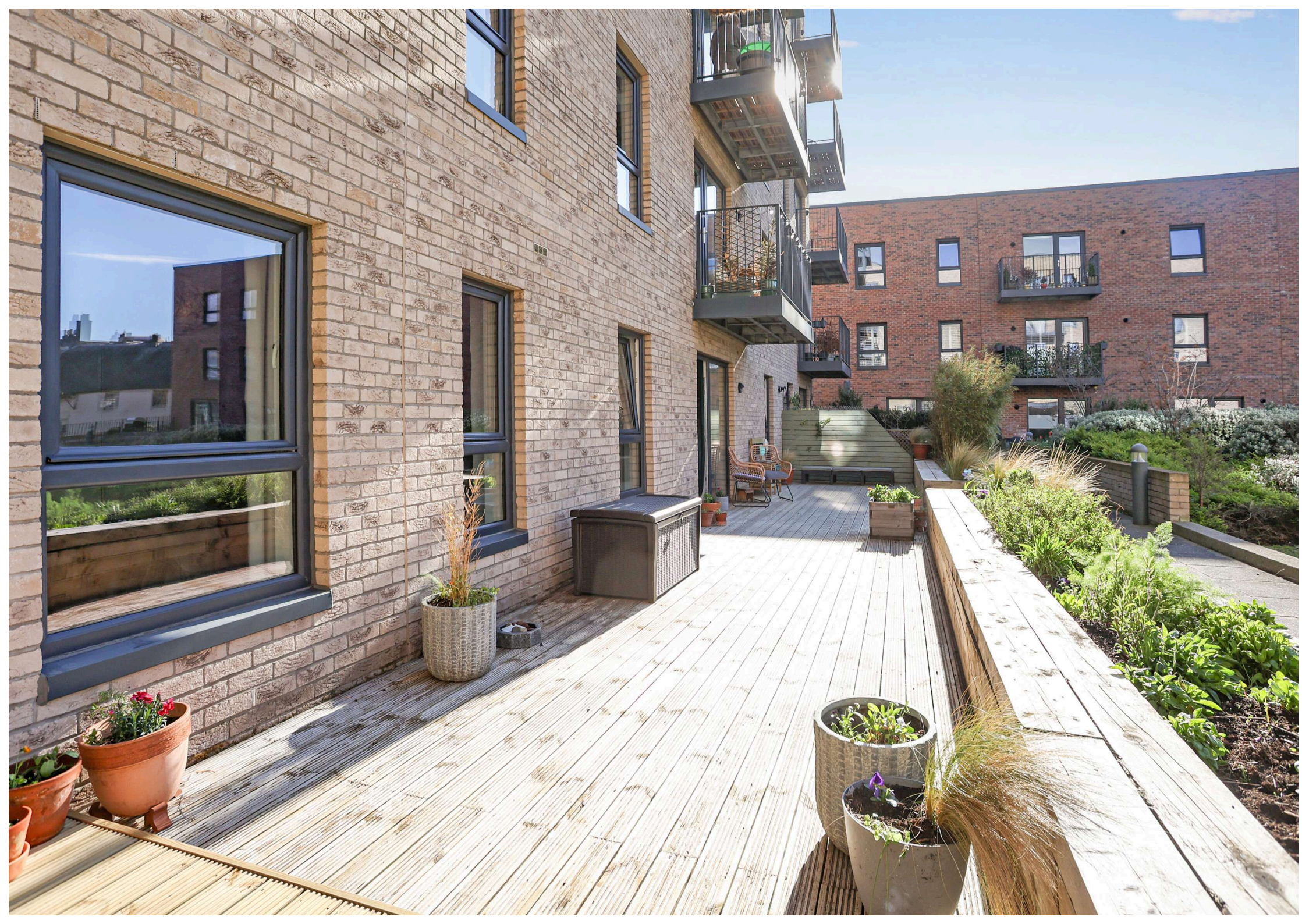


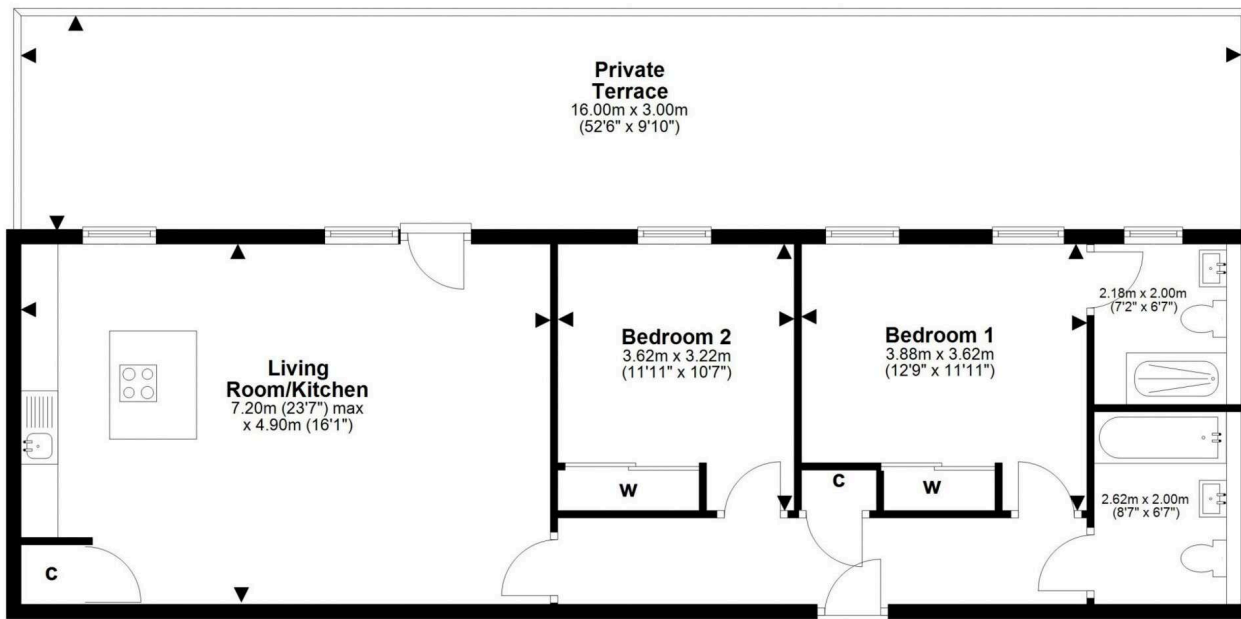


*"An outstanding opportunity for contemporary city living, enhanced by the rare benefit of a private, south-facing decked garden"*









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.



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