



6/12 Maritime Street
LEITH | EDINBURGH | EH6 6SB


warner's
solicitors & estate agents



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Exceptional and beautifully presented duplex apartment forming part of the renowned and award-winning 'Leith Lofts', a 'B' listed converted whisky bond building completed by renowned architects Duffy & Batt. This unique property offers contemporary living across two levels, combining flexible accommodation to two bedrooms with a breath-taking roof terrace boasting panoramic views over Edinburgh's skyline, Newhaven Harbour, Edinburgh Castle and Arthur's Seat. Creating a unique city home, the thoughtfully designed layout maximises both natural light and the outstanding outlook, and is perfectly positioned to enjoy everything Edinburgh has to offer. Whether enjoying morning coffee overlooking the skyline or working from the flexible mezzanine level with inspiring views, the property offers an exceptional lifestyle opportunity and comprises; welcoming entrance hallway with storage, shower room with mains shower unit, bright and spacious open-plan living area with direct access to private balcony and large windows framing the stunning panoramic views, contemporary fitted kitchen with generous worktop and storage space, a full range of integrated appliances, and built in central storage island. The well-proportioned double bedroom with fabulous en-suite bathroom with deep corner bath and vanity sink unit completes the accommodation on this level. The exceptionally versatile mezzanine level overlooks the principal living space and can be utilised as a guest bedroom, home office with reading corner or a studio, offering additional living accommodation while enhancing the sense of space and light. This fabulous city property further benefits from gas central heating, double glazing and an allocated parking space.

- Beautifully presented two bed duplex apartment in converted whisky bond
- Stunning panoramic views over Edinburgh, Newhaven, the Castle and Arthur's seat
- Bright open plan living/dining/kitchen with French doors to balcony
- Flexible mezzanine level -office/reading corner/guest bedroom - giving access to wrap round roof terrace
- Bedroom with fitted wardrobes, corner bath and vanity sink unit
- Shower room with mains shower cubicle
- Gas central heating and double glazing
- Allocated parking space

Energy Rating C, Council Tax F

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



All fixtures, fittings (excluding the bedsit light fittings), integrated appliances and the corner desk upstairs is included in the sale.

Fees payable to factor, approx. £200 per month.

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.



