




COULTERS®

9 MADEIRA PLACE

LEITH, EDINBURGH, EH6 4AN

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

9 Madeira Place is a charming lower villa, situated at the end of a traditional stone-built terrace and enjoying a peaceful setting within a popular residential pocket of Leith. With its cottage-like feel, private gardens and flexible layout, the property offers a wonderful blend of character and versatility, well suited to a range of buyers.

The accommodation is accessed via a private main door into a central hallway with a large storage cupboard. To the rear, the open plan kitchen, dining and living space forms the heart of the home. This is a bright and generously proportioned room, enhanced by large, glazed doors which open directly onto the garden and allow for excellent natural light throughout the day. The space comfortably accommodates both dining and relaxed seating, making it ideal for everyday living and entertaining, while the kitchen provides ample storage and workspace along with a breakfast bar.

The sitting room is a particularly attractive space, featuring a wood-burning stove, Edinburgh press and patio doors. This room offers excellent flexibility and could equally function as a principal bedroom if preferred. A family room across the hall brings additional versatility to the home and could be used for more formal dining, a playroom or home working.

KEY FEATURES



Charming, end of terrace lower villa flat.



Fantastic private gardens to front and rear.



Independent retailers and cafes nearby.



EPC Rating - C



Three spacious double bedrooms.



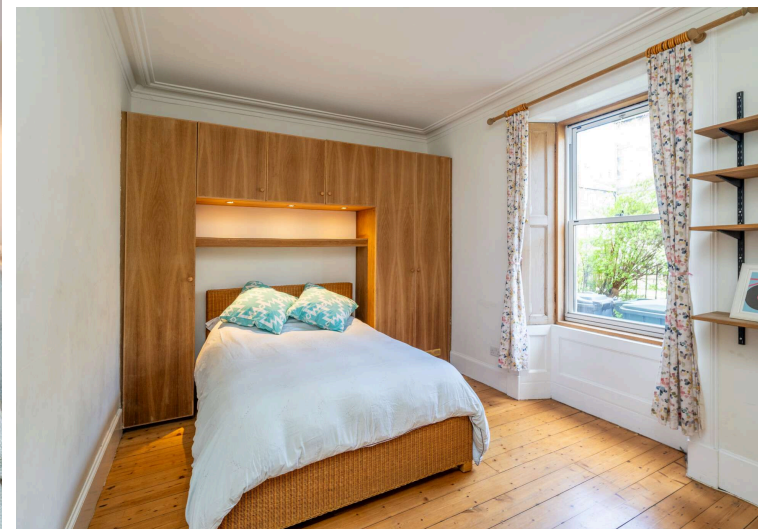
Permit parking available.



Within a short walk of The Shore.



Council Tax Band - E



There are two further well-proportioned double bedrooms, both offering built-in storage. A family bathroom and separate WC complete the internal accommodation.

Externally, the property benefits from a private front garden, as well as a large south facing rear garden which is enclosed by a stone wall and features two delightful sunny patios, lawn, mature trees and borders, plus two sheds which provide useful additional storage. Permit parking is available on the street.

Double glazing and gas central heating are fitted within the property.





THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and highly sought-after district, offering an exceptional variety of leisure, dining and retail options. Situated just to the north of Edinburgh's City Centre, the area is superbly connected by an extensive network of bus and tram services, providing swift access into the City Centre, Edinburgh Waverley railway station and onward to Edinburgh Airport.

9 Madeira Place is ideally positioned to take full advantage of the area's excellent amenities. Ocean Terminal is within easy reach, offering a wide selection of high-street retailers, restaurants and leisure facilities, while a nearby Asda caters for everyday shopping needs.

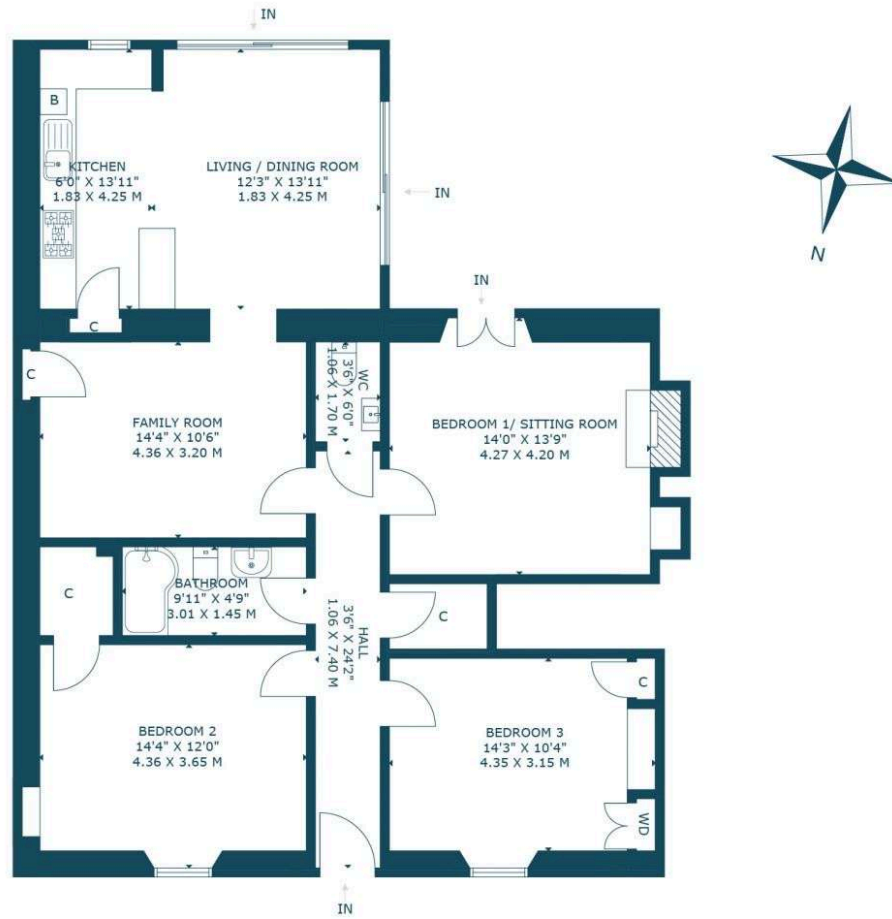
The nearby Shore area continues to be a major draw, renowned for its stylish bars and award-winning restaurants, whilst the picturesque Water of Leith provides a beautiful setting for walking, running and cycling along the waterfront. The property is also well placed for a selection of reputable local schooling including Trinity Primary School and Trinity Academy, making it an appealing choice for a range of buyers.

EXTRAS

The light fittings, floor coverings, blinds, curtains and white goods are included in the sale price. Other items may be available subject to separate negotiation.







GROUND FLOOR

9 MADEIRA PLACE, LEITH, EDINBURGH, EH6 4AN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,194 SQ FT / 111 SQ M
 ALL MEASUREMENTS AND FIXTURES INCLUDING DOORS AND WINDOWS ARE
 APPROXIMATE AND SHOULD BE INDEPENDENTLY VERIFIED.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.