



3/2 NORTH HILLHOUSEFIELD

Leith, Edinburgh, EH6 4HU



1
Public Room



2
Bedroom



1
Bathroom

3/2 NORTH HILLHOUSEFIELD

deally positioned in vibrant Leith, this two-bedroom ground-floor flat offers fresh, modern interiors and a bright, easy-to-maintain layout. The open-plan living and dining space flows into a fitted kitchen, complemented by a comfortable double bedroom with a built-in mirrored wardrobe, a small second double bedroom, and contemporary bathroom with a three-piece suite, making it well suited to first-time buyers, professionals, couples, or investors. The property enjoys a convenient setting close to The Shore, excellent cafés, restaurants, independent shops, supermarkets, and waterfront walks, with regular bus and tram links providing easy access to Edinburgh city centre. Communal gardens and unallocated residents' parking further enhance this appealing city home. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

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RECEPTION ROOMS & LIVING SPACE





FEATURES

- Ground-floor two-bedroom flat in Leith
- Part of an established development
- Secure entry and shared stairwell
- Inviting hallway
- Bright open-plan living and dining space
- Attractive kitchen with quality worktops and fitted units
- Comfortable double bedroom with sunny aspect and ample room for additional storage.
- Additional small double bedroom with intergrated wardrobe
- Modern bathroom with overhead shower
- Communal garden grounds
- Unallocated residents' parking
- Double-glazing







THE BEDROOMS
& BATHROOMS



Leith, Edinburgh

Historic Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



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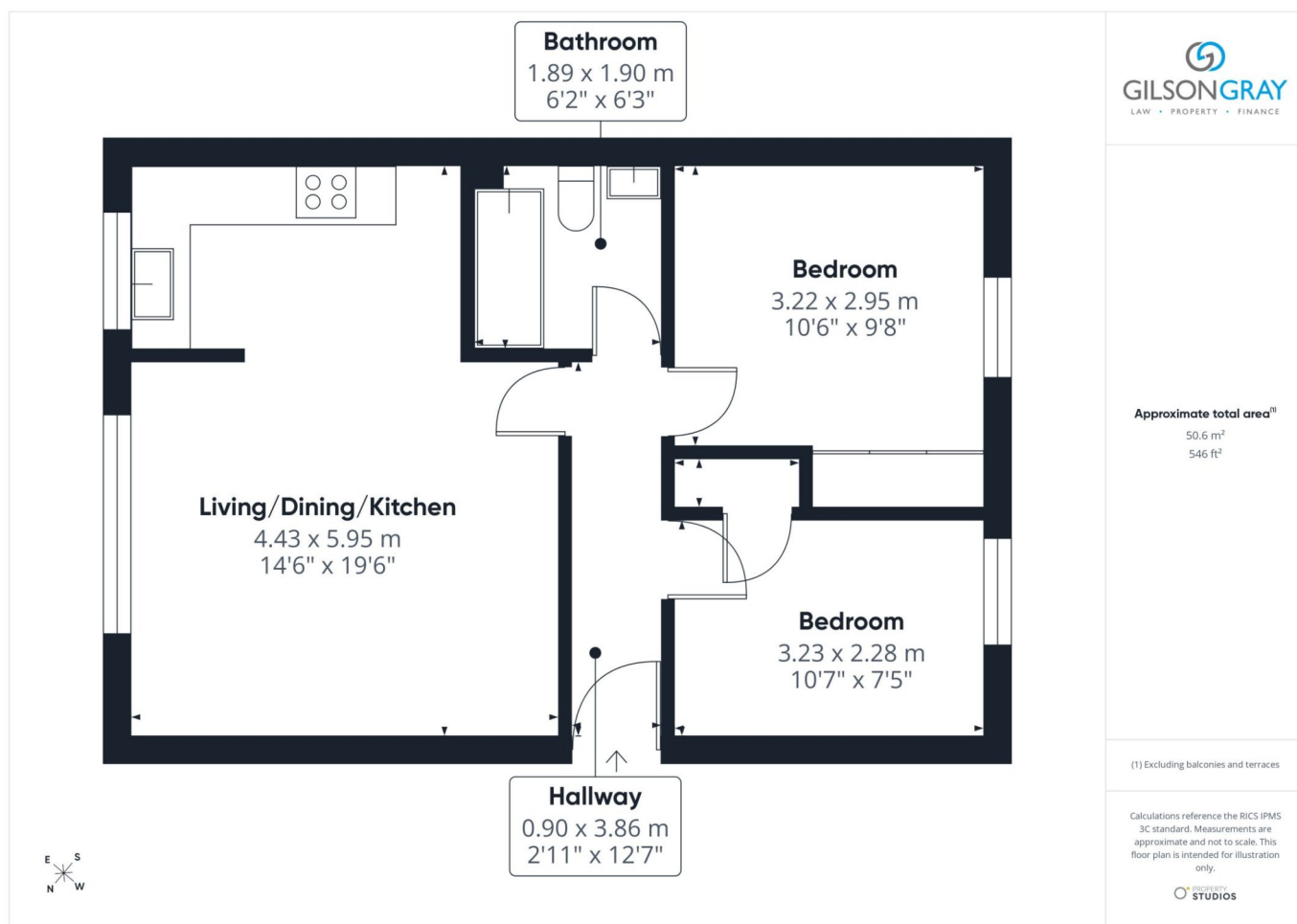
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