

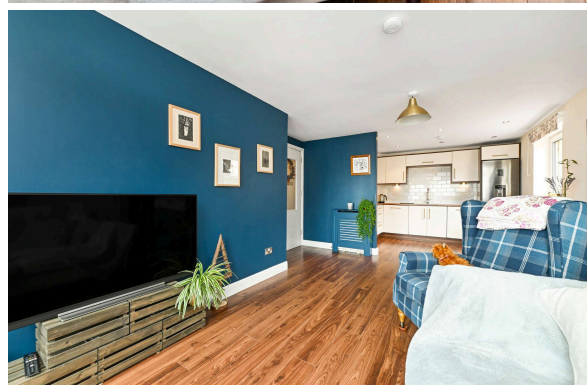




4/18 Constitution Street
LEITH | EDINBURGH | EH6 7BT



warners
solicitors & estate agents



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Nestled in the heart of the sought-after Leith and The Shore area, moments from excellent bars, cafes and restaurants and quick bus and tram links is this immaculately presented third floor apartment. Boasting a communal roof terrace, an allocated parking space, lift access and panoramic views this property would make an ideal buy in a tranquil, yet well-connected location, seconds from the waterfront.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright open plan lounge/kitchen with twin windows, a contemporary kitchen with attractive units and generous dining space, a master bedroom with built-in wardrobe and elegant en-suite shower room, a second well-proportioned double bedroom and the flat is completed by a stylish main modern bathroom.

- Modern third floor apartment
- Communal roof terrace
- allocated parking and lift access
- Welcoming hallway with ample storage
- Bright open plan lounge/kitchen
- Two well-proportioned double bedrooms
- Two stylish bathrooms with underfloor heating
- Double glazing and electric heating
- Close to tram and bus stops
- Heart of Leith and The Shore location

Extras included in the sale are all light fittings, blinds, curtains, oven, hob, dishwasher, washing machine and sofa bed. Other items may be available by separate negotiation.

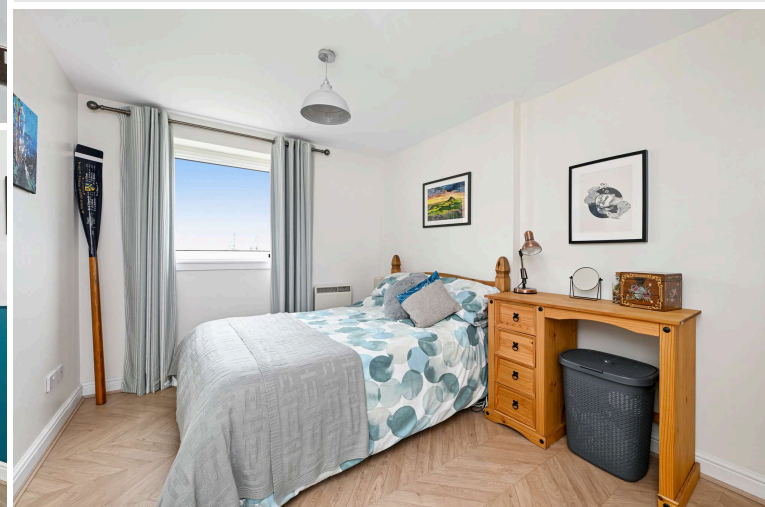
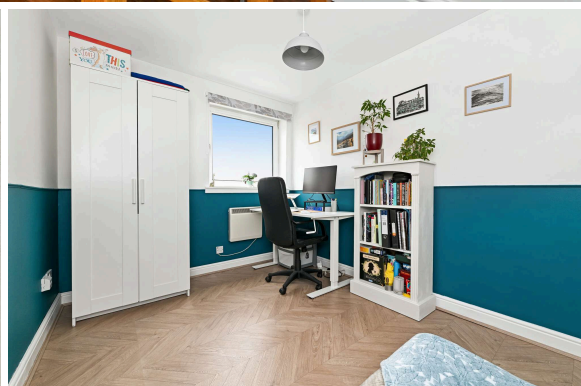
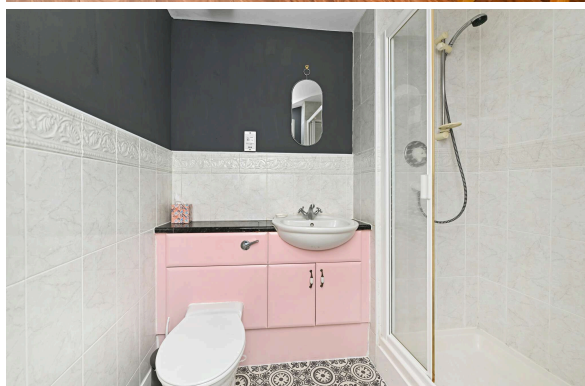
Energy rating C. Council Tax Band D.

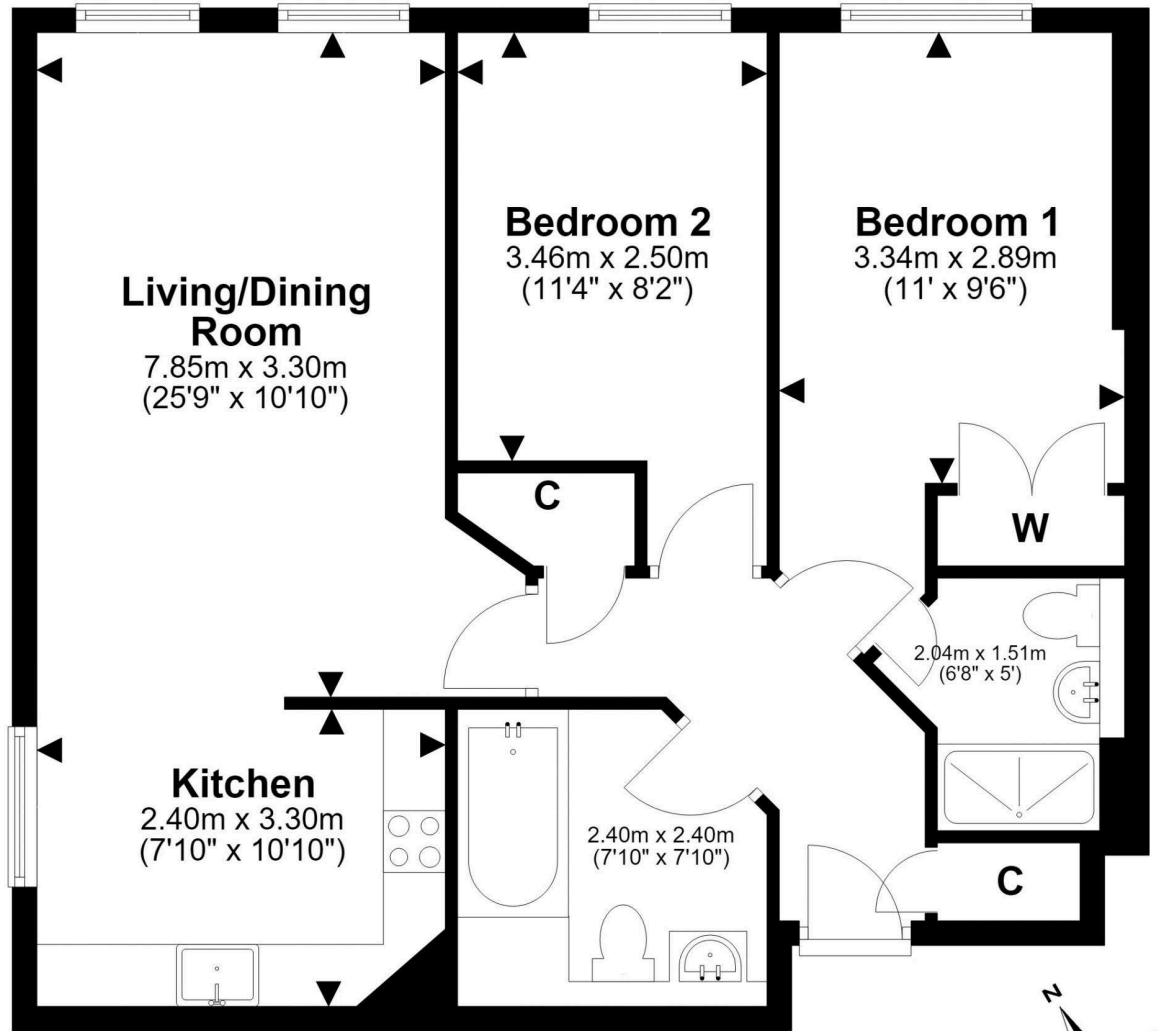
FACTOR: A monthly fee of £120 is payable to Ross & Liddell and includes buildings insurance.

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



The vibrant and cosmopolitan area of Leith 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.





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.