

campbell  
smith

136/5 Constitution Street,  
Edinburgh,  
EH6 6AJ

- Unique modern duplex apartment with 3 roof terraces, 1 with a greenhouse
- High amenity area in the heart of Leith
- Private garage with EV charger
- Additional unallocated resident's off street private parking
- Generous & bright versatile accommodation over 2 levels
- Video entry system
- Steel beam highlights & timber flooring
- Large open plan sitting/dining/kitchen
- Spacious dual aspect family room
- 3 double bedrooms
- Bathroom with white 3-piece suite
- Upstairs shower room
- Electric underfloor heating & double glazing
- Excellent storage

Offers Over : £540,000

espc / rightmove  / Zoopla /  /  / 

camsmith.co.uk









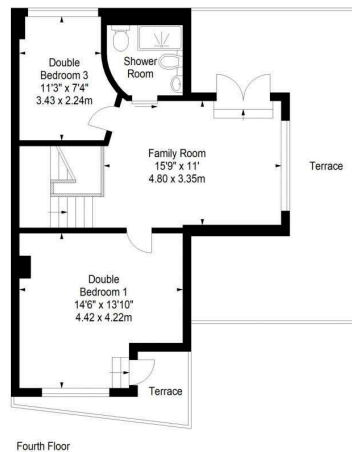
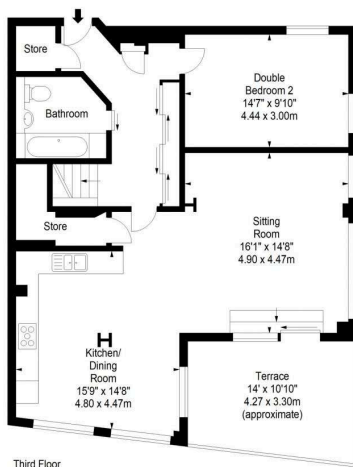
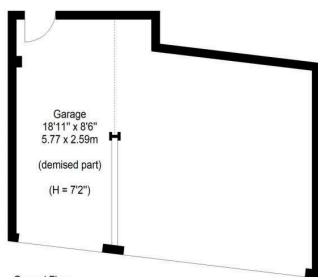




Constitution Street,  
Edinburgh,  
Midlothian, EH6 6AJ



Approx. Gross Internal Area  
1453 Sq Ft - 134.98 Sq M  
For identification only. Not to scale.  
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#### Extras

The light fittings, fitted carpets, blinds, curtains & kitchen white goods are included



#### Buses

Great Junction Street - 7, 14, 16, 17, 21, 35, N16, N35. Tram on doorstep



#### Shops

Great Junction Street, Tesco on Duke Street, Leith Walk, the Shore, Ocean Terminal



#### Schools

Leith PS, Star of the Sea RC PS, Leith Academy, Holy Rood RC High



#### Parking

Private garage with EV charger and allocated off street resident's private parking



Council Tax Band - G



EPC - C



Factor

None



#### Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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