



30/6 Arthur Street
LEITH | EDINBURGH | EH6 5DD


warners
solicitors & estate agents



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Spacious, and beautifully presented second floor flat set in an established residential development conveniently located in the Leith area, just off the iconic Leith Walk, to the north of Edinburgh city centre and surrounded by a host of local amenities including the tram network.

Offering flexible accommodation to three bedrooms this lovely property comprises of a welcoming hallway with ample storage cupboards, generous living room with space for lounge and dining furniture, dining kitchen that currently comprises a dining area, dishwasher, washing machine, the boiler, dining area, gas, hob, oven, fan and a pantry.

There are three well-proportioned bedrooms, one with built in storage, a bathroom with a waterfall shower over the bath and a further shower room with shower and WC. Further benefits include gas central heating and double glazing and externally, communal rear gardens and on street permit parking. There is also a lock up in the stairwell and an inside drying area. Early viewing is recommended to fully appreciate this seldom available accommodation on offer.

- Beautifully presented second floor flat
- Spacious and flexible accommodation with three bedrooms
- Entrance hallway with ample storage
- Spacious Living/dining room
- Fitted dining kitchen with a range of integrated appliances
- Two bathrooms
- Gas central heating and double glazing
- On street permit parking
- Communal rear gardens
- Lock up and inside drying area

Factor fees payable to Harbour Homes, Approximately £150 quarterly

Energy Rating C, Council Tax C

All fixtures, fittings, blinds and integrated appliances such as the fridge/freezer, oven/hob and dishwasher are included in the sale.

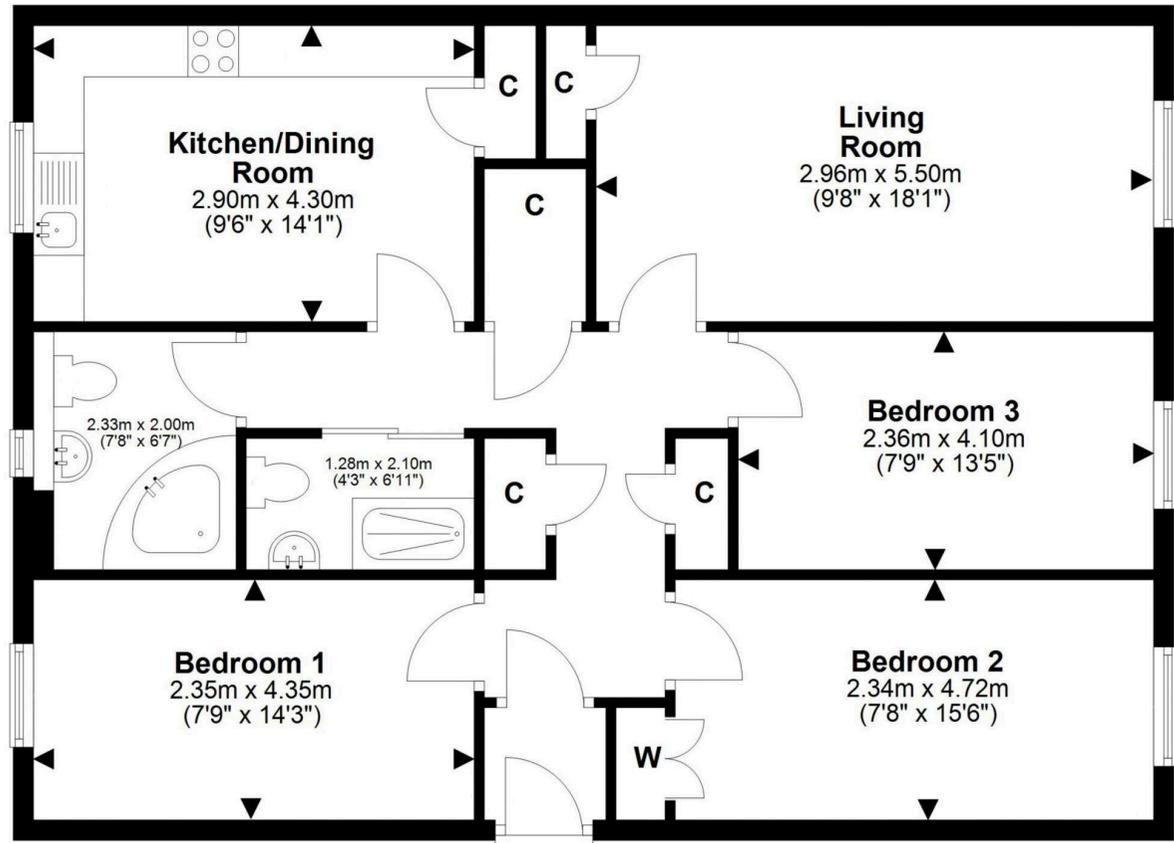
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The vibrant and cosmopolitan area of Leith is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, Leith School of Art and 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. The Shore and the greater Leith area cater for outdoor pursuits, including the tranquil Water of Leith walk/cycle path, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim and Fitness Centre is nearby, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. 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.