



14/8 Crown Street,
LEITH | EDINBURGH | EH6 8LU



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Set within easy walking distance of the city centre, surrounded by excellent local amenities and overlooking Leith Walk is this stunning one bedroom second floor flat. Nestled in a traditional tenement this property would make an ideal first time buy or buy to let investment.

The accommodation comprises welcoming entrance hallway with secure entry, bright kitchen/living room with corner windows that let in an abundance of natural light and give views over Leith Walk. The fitted kitchen currently comprises a fridge, electric hob, oven, fan and dishwasher. There is also a well-proportioned bedroom with built in storage and completing the accommodation is the shower room with shower, WC, washing machine and a heated towel rail. Further benefits include gas central heating, double glazing and permit parking. Early viewing is essential to fully appreciate the potential and well-connected location.

- Traditional tenement apartment
- Bright and spacious kitchen/living room
- Fitted kitchen
- Well-proportioned bedroom
- Shower room
- Gas central heating and double glazing
- Permit parking

Council Tax: A , Energy Rating: C

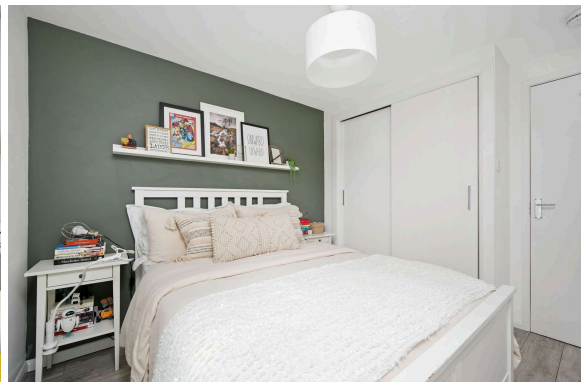
Extras: Fixtures and fittings, all blinds, living room light shades, all integrated appliances and washing machine.

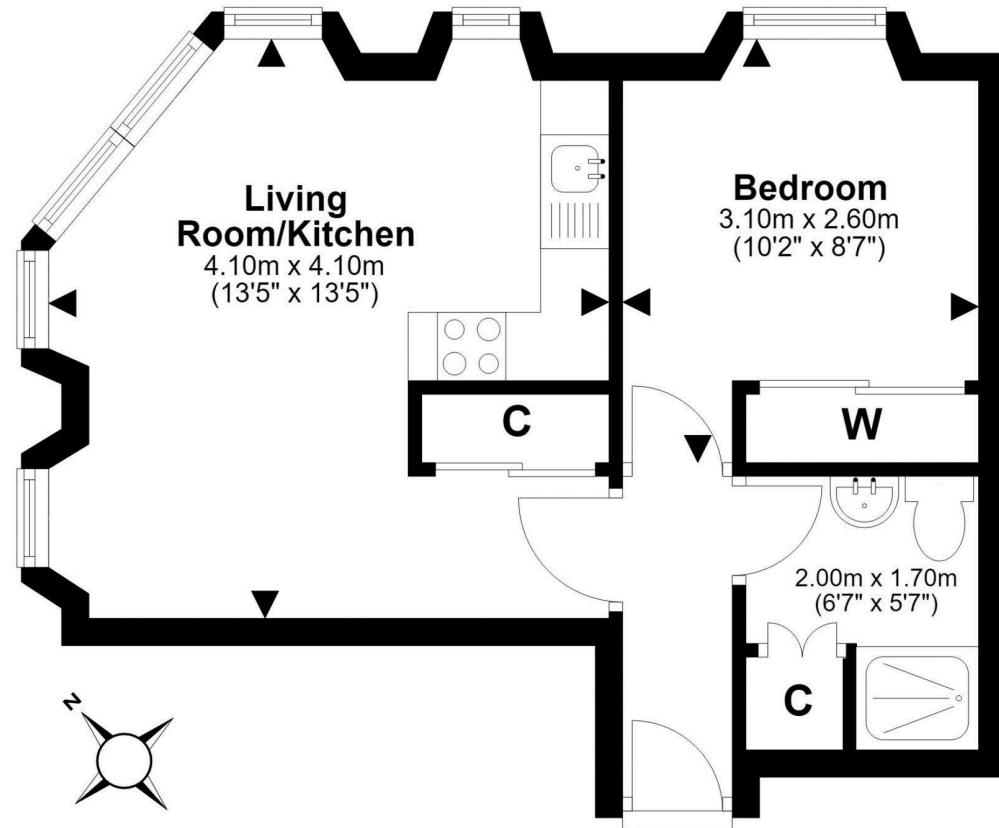
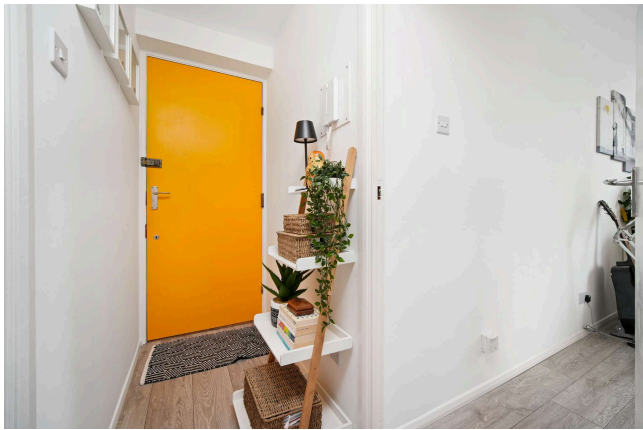
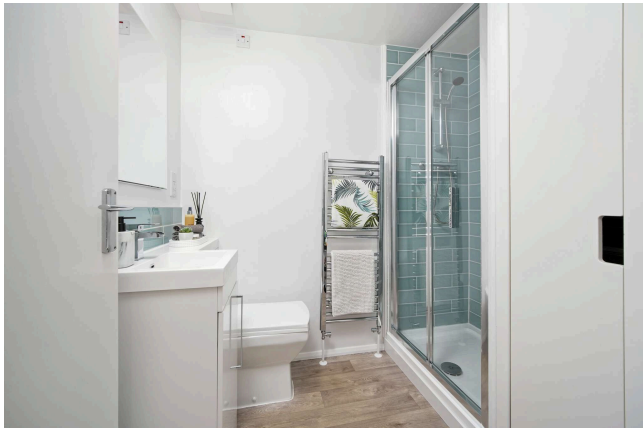
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, 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, 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 Centre is nearby, with a swimming pool, fitness classes, and gym, 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.