



3/4 North Hillhousefield
LEITH | EDINBURGH | EH6 4HU

warners
solicitors & estate agents



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Extremely well-presented first floor two-bedroom flat situated in an attractive modern development located close to Ferry Road and within easy reach of both the Shore and the City Centre. This stylish property, recently refurbished is offered in move in condition and would make an excellent home in a sought-after area. The property comprises a bright and spacious living room with attractive twin windows that let in an abundance of natural light and a fully fitted kitchen that currently comprises a gas hob, oven and fan, dishwasher, utility cupboard with washing machine and the boiler and a fridge/freezer. There is two well-proportioned bedrooms both benefitting from built in storage and completing the accommodation is the bathroom with a shower over the bath and a heated towel rail. The property also benefits from double glazing, gas central heating and a residents car park. Early viewing is highly recommended.

- Entrance hall
- Bright and Spacious living room
- Fully fitted Kitchen
- Two well-proportioned bedrooms with built in storage
- Bathroom with shower over the bath
- Double glazing and Gas Central Heating
- Residents parking

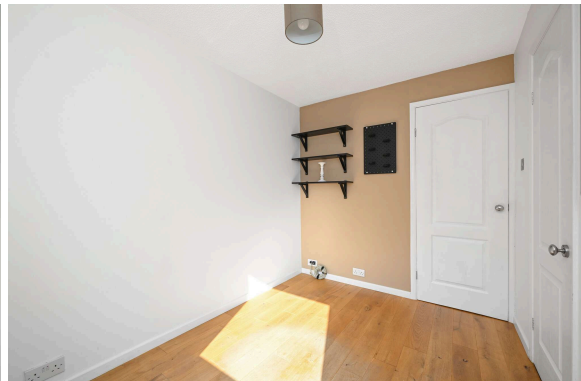
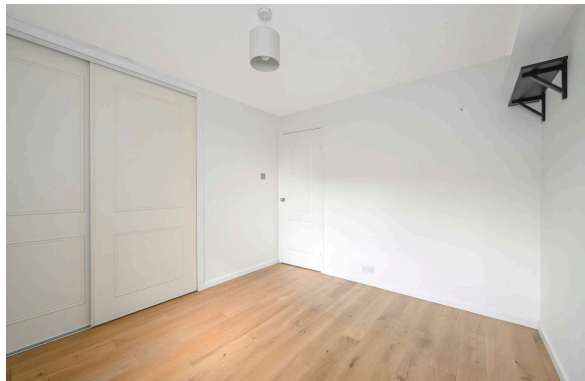
Council Tax band B, EPC rating C

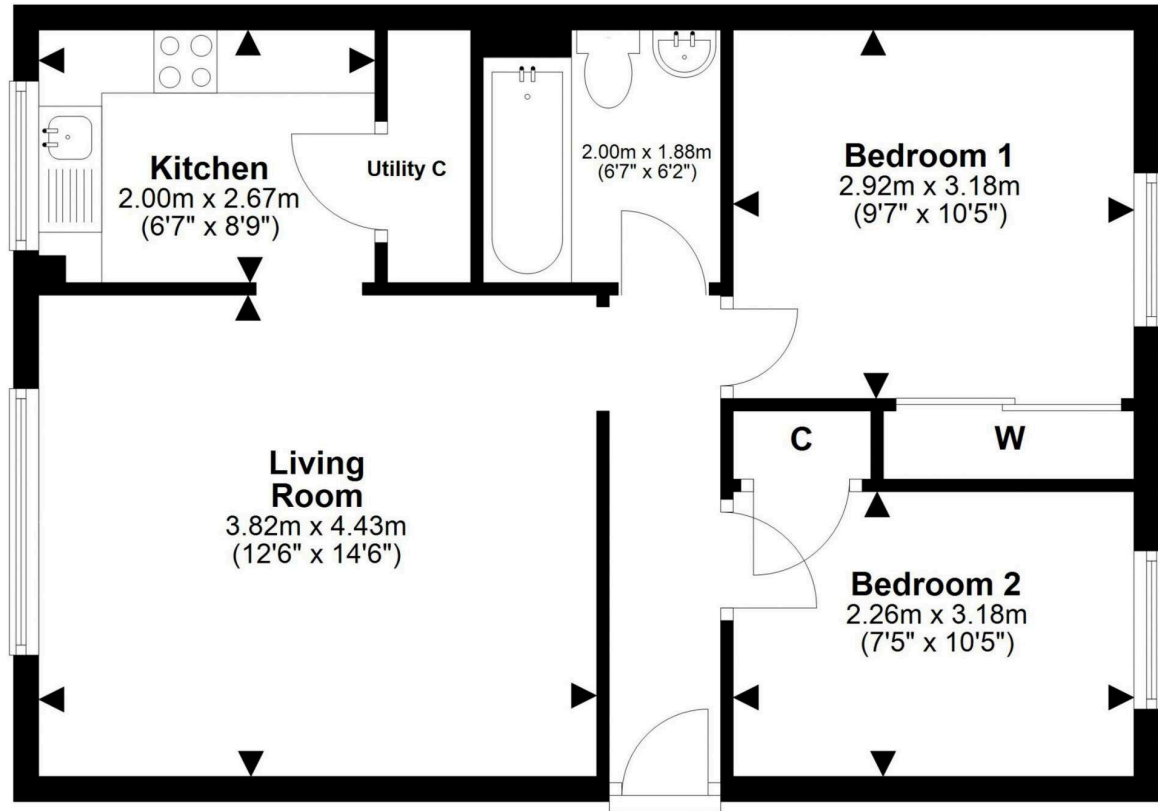
Included in the sale will be the washing machine, dishwasher, and undercounter fridge, the sofa, and double bed frame.

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



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019 is a hub for socializing. 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 newly 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 Farmers' Market, whilst nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen 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. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.





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.