

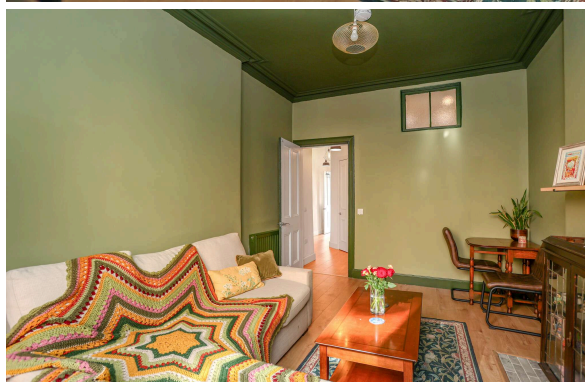


BUCHANAN ST

42/1 Buchanan Street  
LEITH | EDINBURGH | EH6 8RF

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## 42/1 Buchanan Street

LEITH | EDINBURGH | EH6 8RF

Set in a traditional tenement on a quiet street parallel to Leith Walk, moments from excellent amenities, quick transport links and within easy walking distance of the city centre is this immaculately presented one-bedroom ground floor apartment. Boasting traditional features, gas central heating, double glazing and a well-kept communal garden this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed living room with dining area, a contemporary fitted kitchen with attractive units and currently comprising a washer/dryer, electric hob, oven, fan, dishwasher and fridge. There is a well-proportioned bedroom with built in storage and an Edinburgh press. Completing the accommodation is the bathroom with separate WC, shower over the bath and a heated towel rail.

- Entrance hall.
- Bright and Spacious living room.
- Fully fitted Kitchen.
- Well-proportioned bedroom with built in storage.
- Bathroom with shower over the bath.
- Ample storage.
- Double glazing and electric boiler.
- Permit parking and Shared Garden.

Council tax B. Energy Rating F.

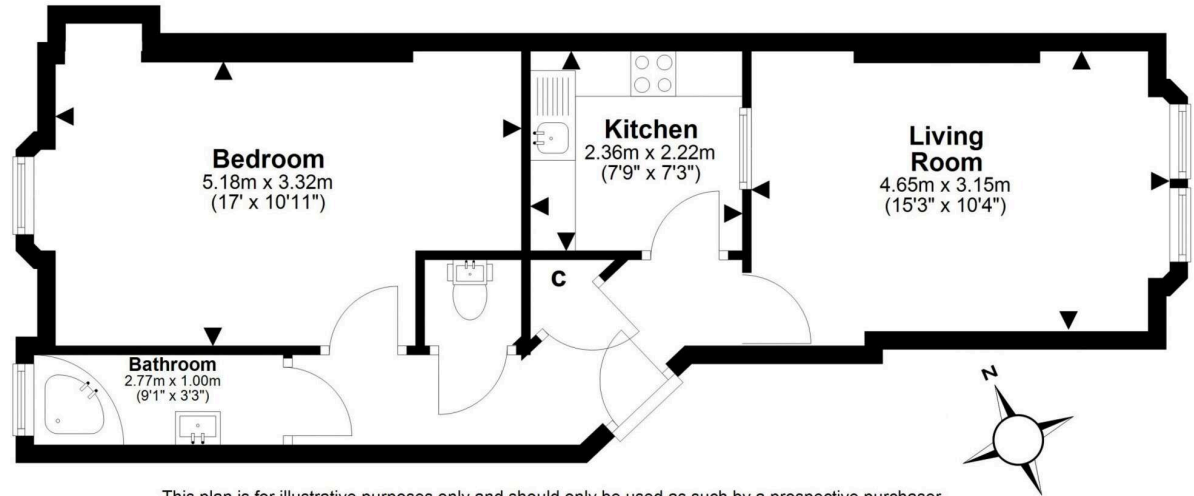
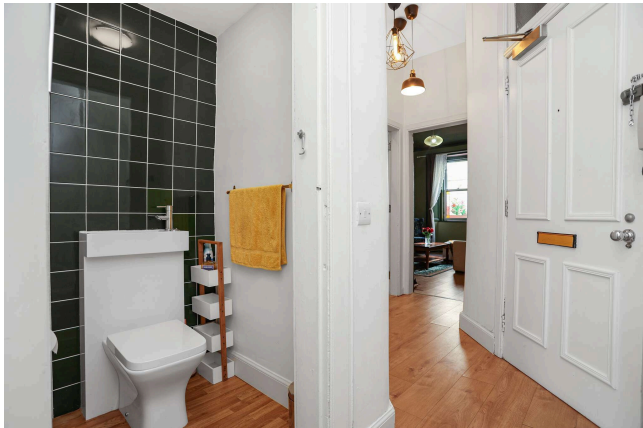
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, washing machine, dishwasher, fridge, light fittings, sofa, two leather dining chairs, living rooms curtains, bed frame, storage bench in bedroom, kettle, microwave and toaster will be included in the sale.

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, the Leith School of Art, and Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets, international food stores, street food events, and a Farmer's Market. 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 and Fitness Centre is within easy reach, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area 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.