



37a 1F1 St Leonards Street, Edinburgh,
EH8

REVERE

Key Features

- Bathed in natural light from its south-west-facing aspect
- Nestled along a peaceful cobbled lane in Edinburgh's vibrant Southside
- luxurious shower room
- inviting open-plan living room and kitchen.



Nestled along a peaceful cobbled lane in Edinburgh's vibrant Southside, this immaculate two-bedroom property combines a stylish interior design with a deceptively spacious layout, offering the best of city living.





Entered on the first floor, a tastefully decorated hallway makes a delightful first impression before opening into an inviting open-plan living room and kitchen.

Bathed in natural light from its south-west-facing aspect, this generously proportioned space continues the hallway’s décor with elegant wooden flooring, a calming neutral palette, and a vertical matt black radiator. An Edinburgh press and bespoke shelving add a pleasing finishing touch.

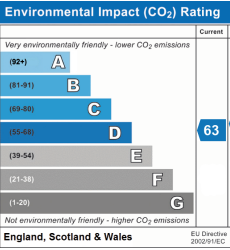
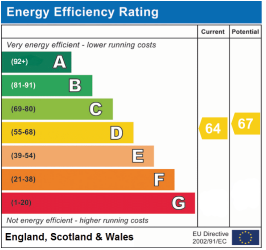
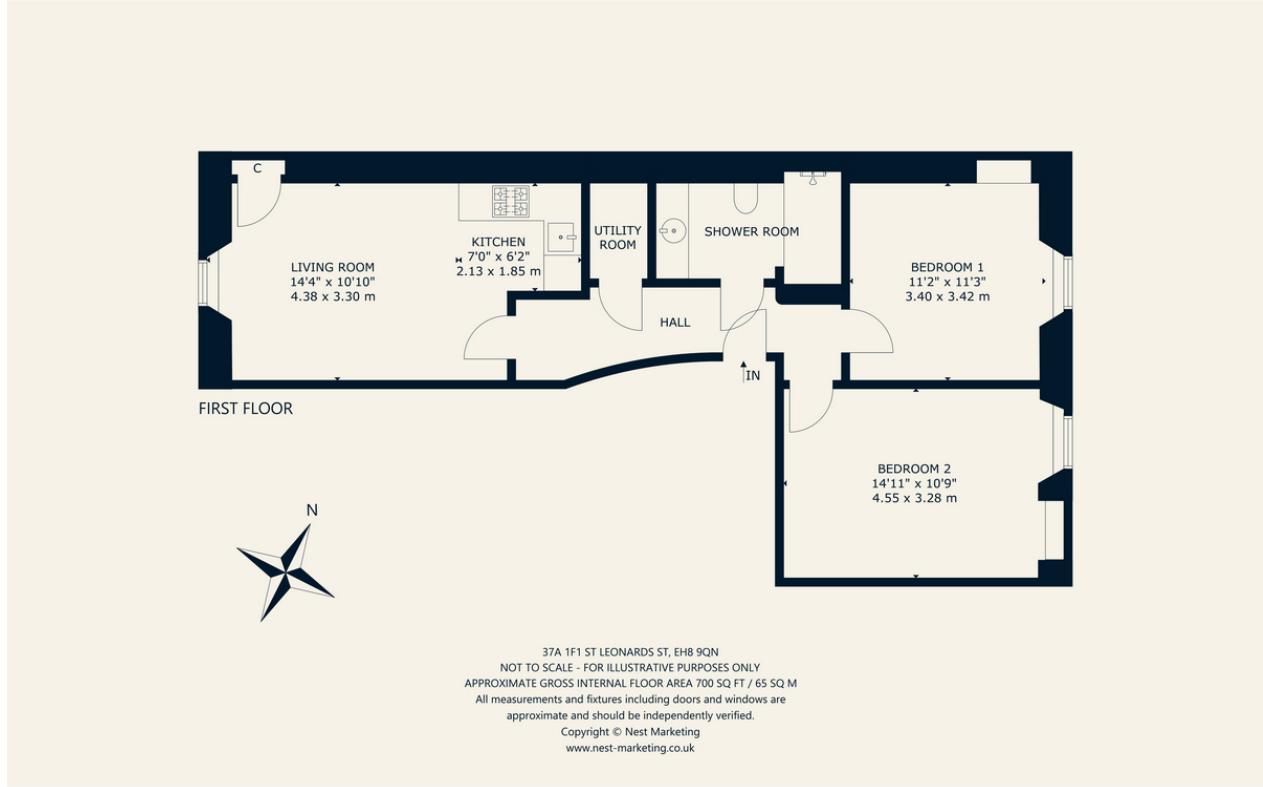
The corner kitchen is thoughtfully designed to maximise space, presenting a contemporary style with sleek white cabinetry, marble-effect worktops, and a tiled splashback. Integrated appliances include a gas hob, oven, microwave, and extractor hood, while a convenient hallway utility provides valuable additional storage. The taps are brass, adding a stylish contrast to the scheme.

Returning to the hallway, two well-appointed double bedrooms, carpeted and filled with natural light, offer peaceful and comfortable retreats.

Completing the interior is a luxurious shower room, beautifully finished with high-quality wall and floor tiling, gold-effect hardware, a matt black radiator, countertop washbasin, and a hidden-cistern WC.

On-street permit parking is available.





Tenure Type: Freehold
Council Tax Band: C
Council Authority:

Revere
80 George Street, Edinburgh, EH2 3BU
0131 378 2550 | sales@reverehome.co.uk

REVERE