



**16/5 NEW ORCHARDFIELD**  
LEITH, EDINBURGH, EH6 5ET



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Introducing a beautiful two-bedroom second/top-floor flat which is brought to market in move-in condition, enjoying neutral interiors that are bright and spacious. The home further benefits from a well-appointed kitchen, an attractive bathroom, and practical storage solutions. It also has access to residents' parking and a communal garden. Forming part of a modern development, this home has a prime location just moments from Leith Walk, where thriving amenities, a fashionable bar and restaurant scene, and regular bus and tram links await.

Upon entering the flat, you are greeted by a hall that immediately sets the interior standards with its neutral styling and wood-hued floor. It offers two built-in cupboards and flows into the living/dining room. Here, an olive-toned accent wall stands out against a neutral backdrop, while the wood-style floor adds a warm glow to the aesthetic. This room has a spacious footprint for lounge and dining furniture, and it is brightly illuminated by a trio of windows as well. The kitchen is openly accessed from here, sporting a well-appointed range of cabinets in mix-and-match tones alongside complementary worktops. It comes with an integrated oven and electric hob, an undercounter dishwasher, and space for further appliances.

## FEATURES

- A second/top-floor flat in move-in condition
- Forms part of a modern development
- Prime location in sought-after Leith
- Welcoming entrance hall with two cupboards
- Bright and spacious living and dining room
- Openly accessed kitchen that is well appointed
- Double bedroom with built-in wardrobes
- Second double bedroom with a built-in wardrobe
- Modern bathroom with overhead shower
- Mature communal garden that is neatly kept
- Private residents' permit parking
- Electric heating and double-glazed windows









The two bedrooms are positioned to the southwest-facing rear, both maintaining the easy-upkeep flooring and neutral palette. The principal bedroom is a double with two built-in wardrobes providing generous clothes storage. The second bedroom, is a versatile double room currently used as an office. It also has a built-in wardrobe for added practicality. A modern three-piece bathroom with an overhead shower finishes the interiors. Double glazing and electric heating (with thermostats and phone programmer) ensure year-round comfort. Outside, there is a mature communal garden that is carefully maintained. It features neat lawns framed by established plants and trees, creating a delightful setting for relaxing in the sun. Private residents' permit parking is also available for £1, and includes a guest permit. Extras: all fitted floor and window coverings (except the principal bedroom's curtains), light fittings, integrated appliances, and a freestanding dishwasher to be included. Factor: the development is factored by Charles White for roughly £50 per month. This cost covers garden and building maintenance and block building's insurance.









## Leith

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.









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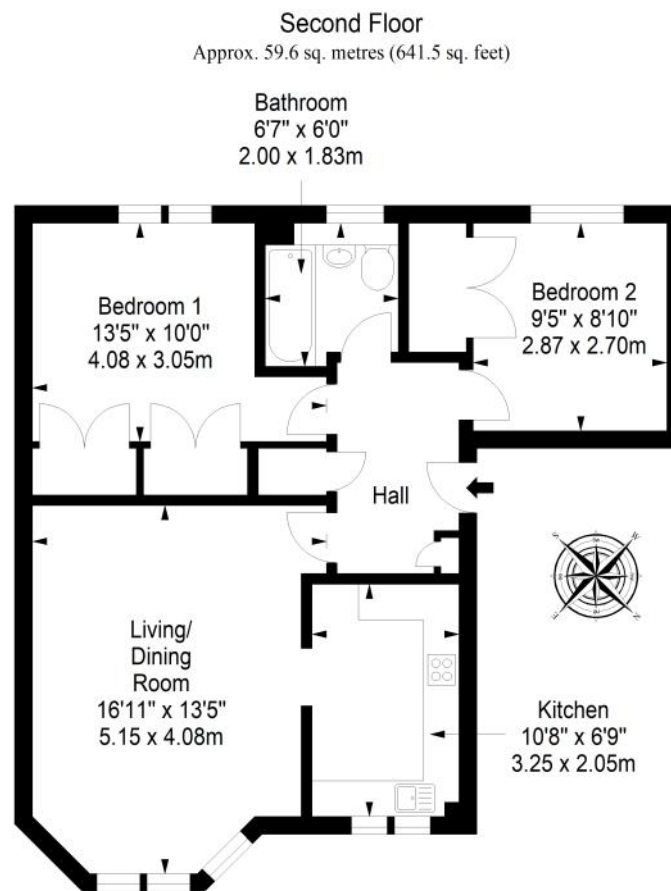


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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



**Total area: approx. 59.6 sq. metres (641.5 sq. feet)**