



28/1 Poplar Lane,
LEITH | EDINBURGH | EH6 7HD

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Stylishly presented and well-proportioned ground floor apartment quietly tucked away yet within easy reach of leafy Leith Links, with cafe, sauna, tennis courts and the fashionable Shore amenities nearby. This most impressive property is well worth viewing to appreciate what is on offer. Of particular note is the light filled dining/living room with large corner window that lets in an abundance of natural light and is perfect for entertaining. The fully fitted kitchen currently comprises a gas hob, oven, fan, dishwasher, washing machine and fridge/freezer. There are two well-proportioned bedrooms both with built in storage and the master bedroom benefitting from an en-suite shower room with a heated towel rail. Completing the accommodation is the bathroom with bath and WC. The property also benefits from secure entry, ample storage and residents parking.

- Stylish two-bedroom ground floor apartment
- Living/dining room with large corner window
- Fully fitted Kitchen
- Two double bedrooms with built-in wardrobes
- Two bathrooms
- Gas central heating & double glazing
- Security entry phone system
- Residents permit parking (factor allocates two permits)
- Great local amenities

Council tax band D.

Energy Rating C

Factor - First Port Factors. Fee includes buildings insurance. Approx £1000 p/a.

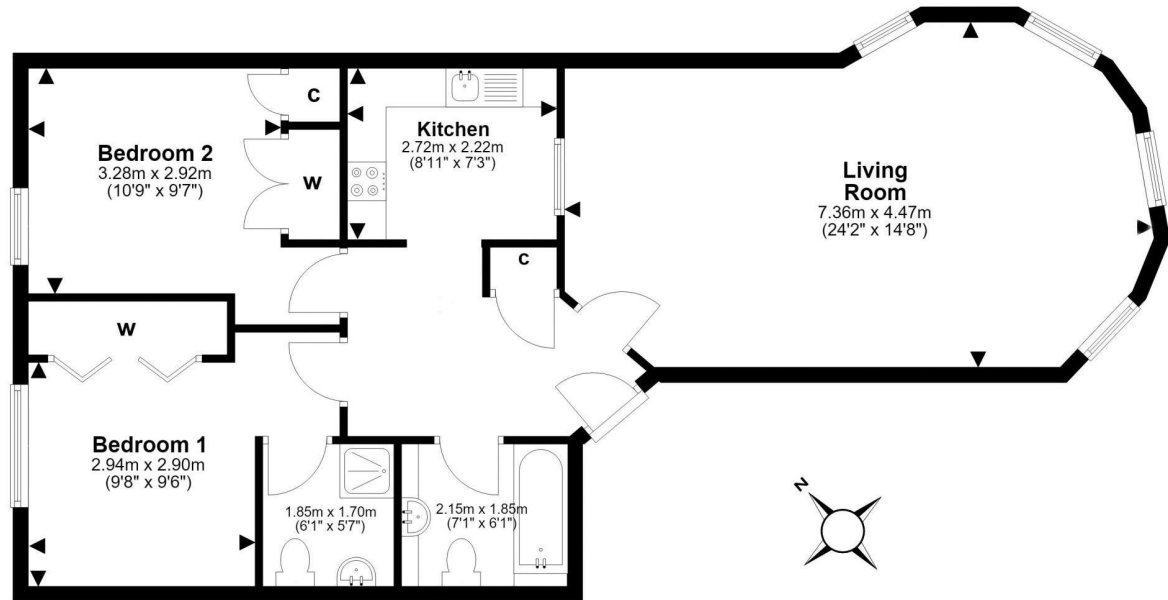
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Items to be included in sale: integrated fridge freezer, dishwasher, oven and gas hob. Washing machine and all blinds.

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 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.