



GILSON GRAY

LAW • PROPERTY • FINANCE



# 23/8 EAST CROMWELL STREET

Leith, Edinburgh, EH6 6HD



1

Public Room



2

Bedrooms



2

Bathrooms

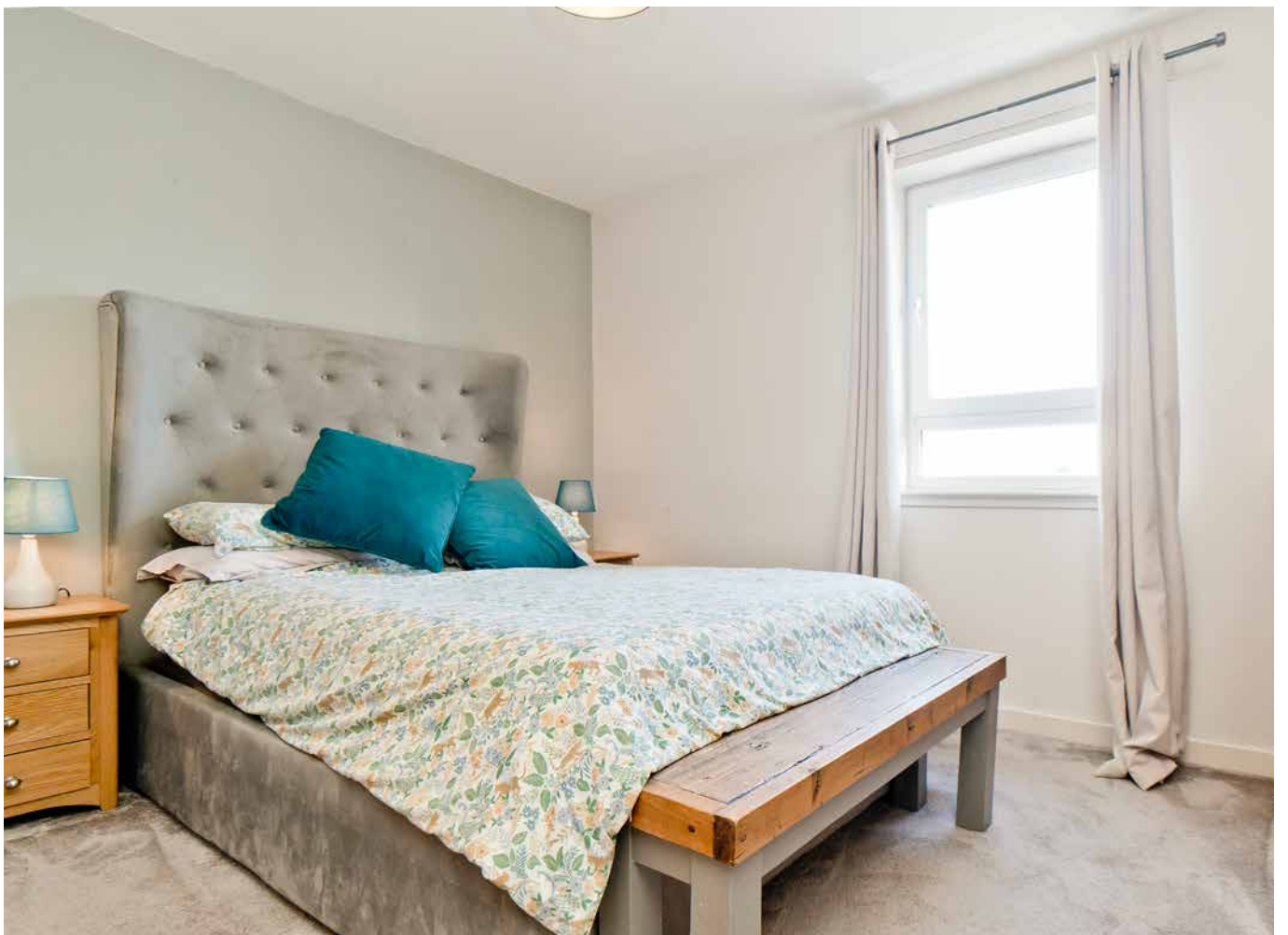


## 23/8 EAST CROMWELL STREET

Enjoying bright and welcoming interiors with tasteful contemporary styling, this third-floor flat is an appealing city home featuring two double bedrooms with storage, a bathroom in the principal suite, a separate shower room, and social open-plan living with an integrated kitchen and a sun-filled reception room benefiting from a Juliet balcony and leafy views. The lift-serviced development offers its residents access to maintained gardens and convenient on-site parking, along with a prime Leith address close to its waterfront bars and restaurants, as well as everyday shopping and bus, tram, and cycle routes.









**B**  
EPC  
RATING

**E**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Prime city location close to The Shore and tram links
- Modern third-floor flat with bright, tasteful interiors
- Communal lift and a secure entry system
- Entrance hall with storage
- Southerly-facing living/dining room open to:
- Well-appointed integrated kitchen
- Two double bedrooms with fitted storage
- En-suite bathroom in the principal suite
- Separate shower room
- Maintained communal gardens
- Convenient residents' parking



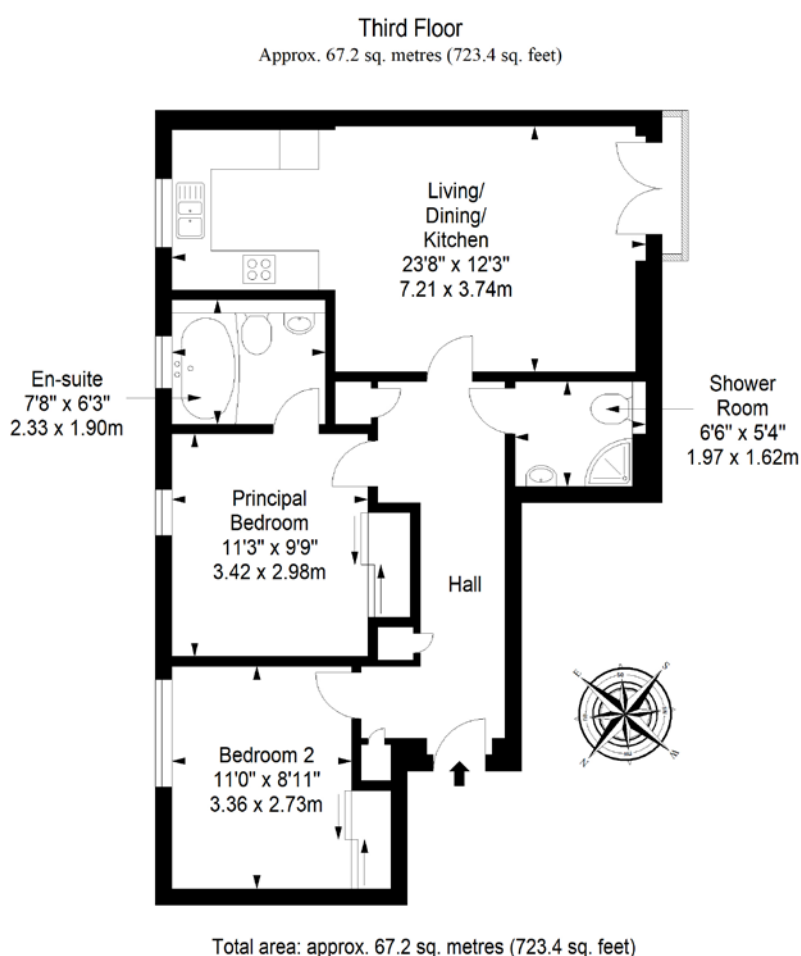
Extras: All fitted floor coverings and built-in white goods are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Redpath Bruce at an approximate quarterly cost of £363, which covers lift, gardens, parking management, cleaning of common areas, refuse collection, and building insurance.



# LEITH

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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