

45/3 Madeira Street

EDINBURGH, EH6 4AJ



*A SPACIOUS TOP-FLOOR GEORGIAN FLAT ON SOUGHT-AFTER
MADEIRA STREET, OFFERING GENEROUS PROPORTIONS,
OPEN VIEWS AND EXCELLENT FUTURE POTENTIAL*



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McEwan Fraser Legal is delighted to present this exceptionally spacious two-bedroom top-floor Georgian flat on highly sought-after Madeira Street – a rare opportunity in an area where properties seldom come to market. Set within a handsome stone tenement, the flat combines generous room sizes, period character, open views and exciting future potential, making it an outstanding proposition for buyers seeking both charm and long-term value.

Inside, the accommodation immediately impresses with its grand, well-proportioned rooms, tall ceilings and the kind of scale rarely found in modern properties.





The magnificent living room is one of the standout spaces in the home – a beautifully bright, expansive room with wooden flooring, a striking marble fireplace and a charming alcove. The width and depth of the room allow for multiple furniture zones, perfect for modern open-plan living or entertaining.



The spacious dining kitchen features a striking exposed stone wall and excellent natural light. It includes a generous breakfast bar seating 4-6, creating a relaxed and sociable dining area. From here, you can also enjoy a glimpse of Edinburgh Castle (the perfect spot for watching fireworks on Hogmanay). Currently fitted with a gas hob, oven and freestanding appliances, the scale of the room also offers great potential for future redesign, if desired.





Both bedrooms are superb in scale, with the impressive Bedroom 1 being larger than many living rooms in comparable properties. It enjoys open views towards Calton Hill and Arthur's Seat, making the most of its elevated position.





Bedroom 2 is also generously sized, featuring a charming period fireplace and excellent storage options.



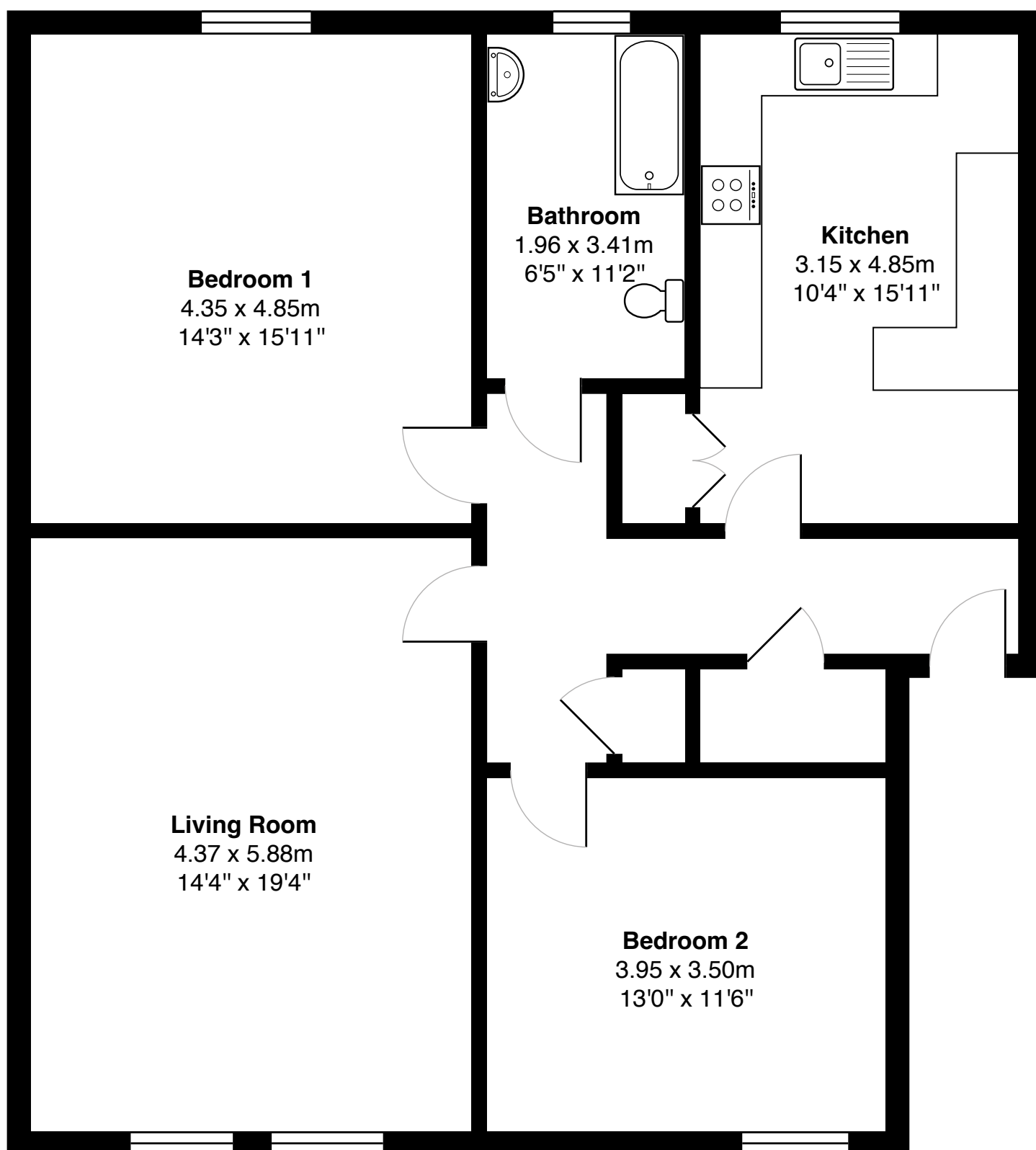


A large, bright bathroom with a full-sized bath and electric shower, offering a slightly quirky layout that adds character and plenty of scope for personal styling.



The property benefits from a bright, welcoming hallway featuring beautiful internal arches that enhance its Georgian character. A generous hallway cupboard with a hatch and ladder leads to a substantial, partially-floored attic offering excellent storage and real potential for future conversion (subject to consents). Similar conversions have been completed in neighbouring properties, indicating what may be possible for buyers wishing to expand the living space.





Gross internal floor area (m²): 101m²

EPC Rating: C

A VIRTUAL TOUR OF THE PROPERTY CAN BE VIEWED [HERE](#)

To the rear, residents enjoy access to a beautiful shared garden – a peaceful, mature green space perfect for relaxing outdoors.

This is a rare opportunity to secure an exceptionally spacious Georgian flat on one of Leith's most sought-after streets. With its generous proportions, period charm, open views and scope for future development, it offers a compelling combination of character, practicality and long-term value. A standout home that will appeal to buyers seeking both space and potential in a prime Leith location.





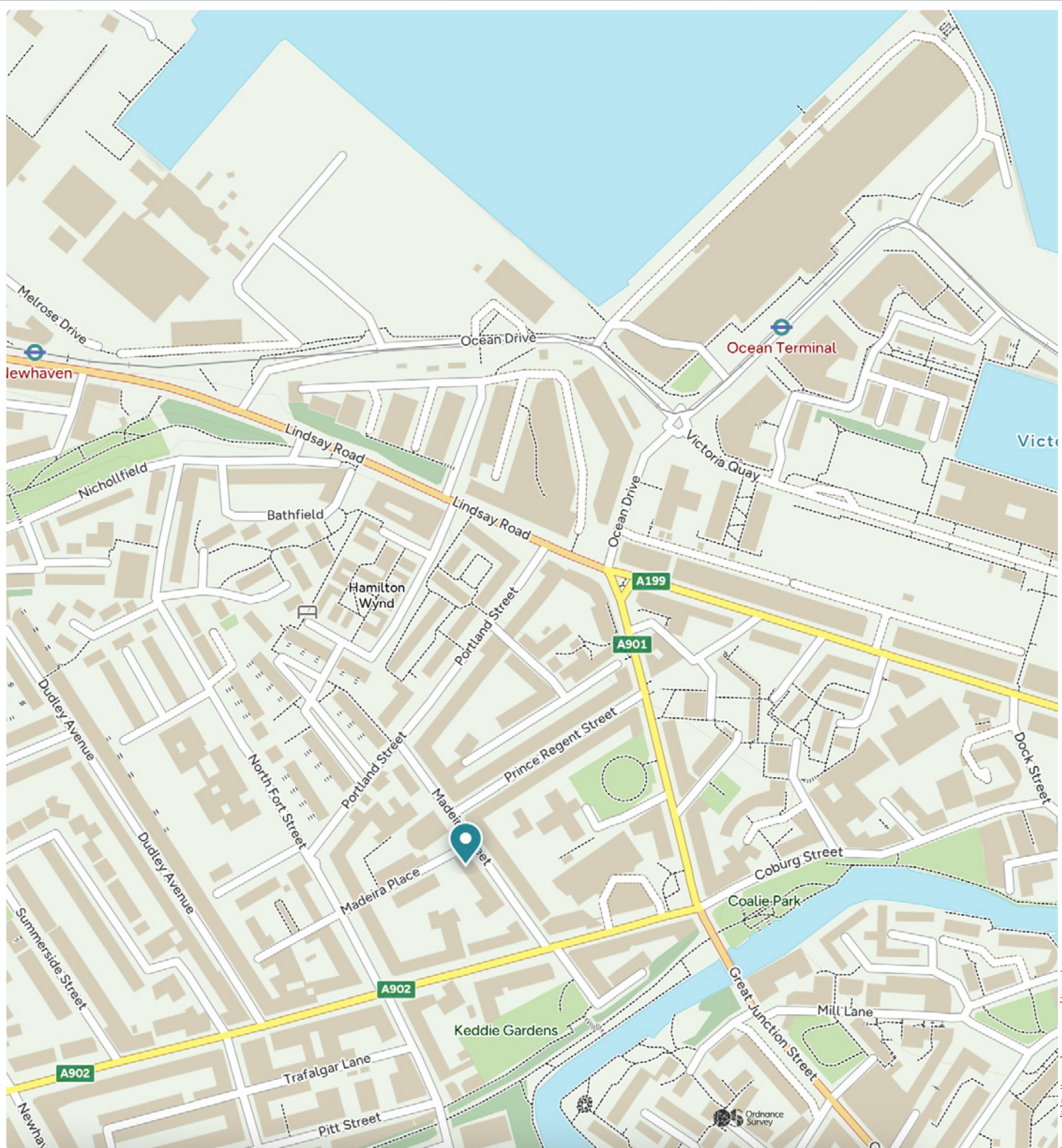


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

The Location



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