



12/9 Stead's Place
LEITH | EDINBURGH | EH6 5DS


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Spacious second floor apartment nestled on a quiet cul-de-sac in the heart of Leith, moments from excellent bars, cafes and restaurants as well as quick tram and bus links. Surrounded by manicured communal grounds the property is offered to the market in true move in condition and would make an ideal home in a tranquil, yet well-connected location. The accommodation comprises a welcoming entrance hallway with storage, a bright dual aspect living/dining room, modern kitchen fitted with high gloss floor and wall units with integrated, and space for appliances, two double bedrooms both with built-in wardrobes, and the flat is completed by a stylish bathroom with power shower over bath and vanity sink unit.

- Spacious second floor apartment in the heart of Leith
- Quiet cul-de-sac moments from a host of amenities
- Welcoming hallway with storage
- Bright, dual aspect living/dining room
- Modern fitted kitchen with integrated, and space for, appliances
- Two good sized double bedrooms with integrated storage
- Bathroom with power shower over bath and vanity sink unit
- Gas central heating
- Double glazing
- Residents' parking with two permits
- Council Tax Band D
- Energy Rating C

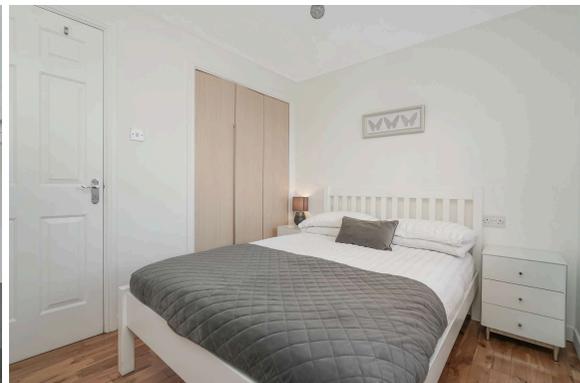
Included in the sale will be all blinds and curtains, the washing machine, fridge/freezer, oven and hob.

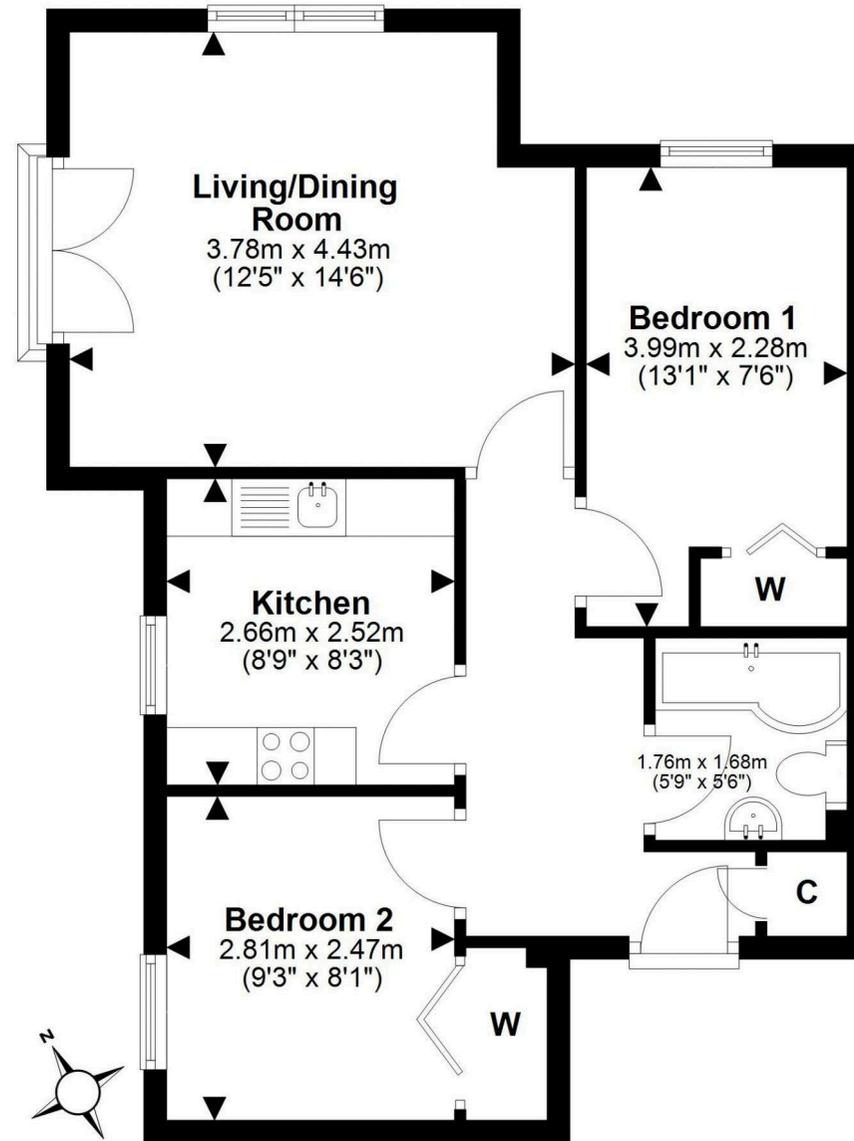
Factor: Ross & Liddle, 6 Clifton Terrace, Edinburgh, EH12 5DR.
Charges approx £700 per annum, plus deposit.

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



The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. 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 space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh 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.