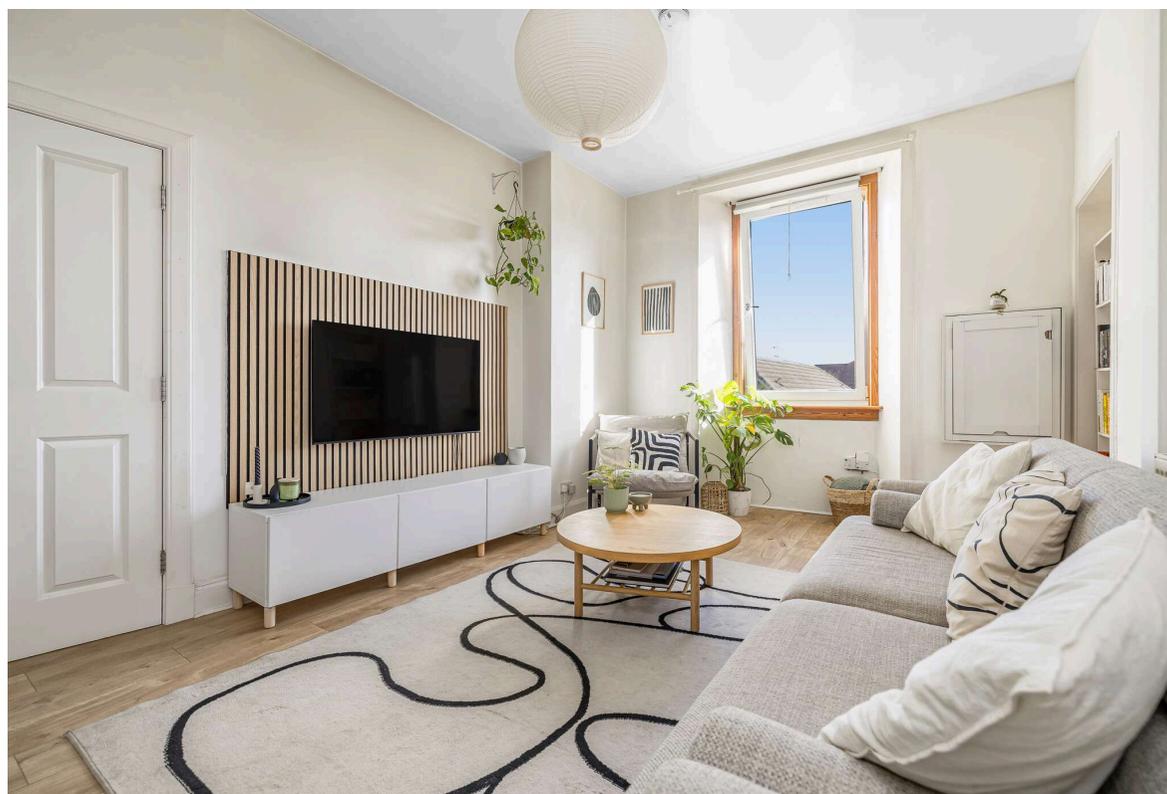




324/9 Easter Road  
LEITH | EDINBURGH | EH6 8JT

**warners**  
solicitors & estate agents



## 324/9 Easter Road

LEITH | EDINBURGH | EH6 8JT

Nestled in the heart of sought-after Leith, this top floor apartment is moments from some of the city's finest restaurants, cafes and bars and conveniently close to the vast open green spaces of Leith Links and quick transport links is this immaculately presented peaceful flat. Offered to the market in true move-in luxury condition the property boasts gas central heating, double glazing and a well-kept communal garden and would make an ideal buy in one of the trendiest areas of Scotland.

The accommodation comprises a welcoming entrance hallway with storage cupboard, a bright and stunning open plan lounge/kitchen with a contemporary kitchen section and generous living space, a large double bedroom and the flat is completed by a twin windowed bathroom with shower over bath.

- Top floor apartment in a traditional tenement
- Heart of Leith location, close to the Links
- Move-in condition
- Welcoming hallway
- Bright open plan lounge/kitchen
- Large double bedroom
- Stylish bathroom
- Gas central heating
- Double glazing

Energy rating D, Council tax band B. There is no factor associated with this property.

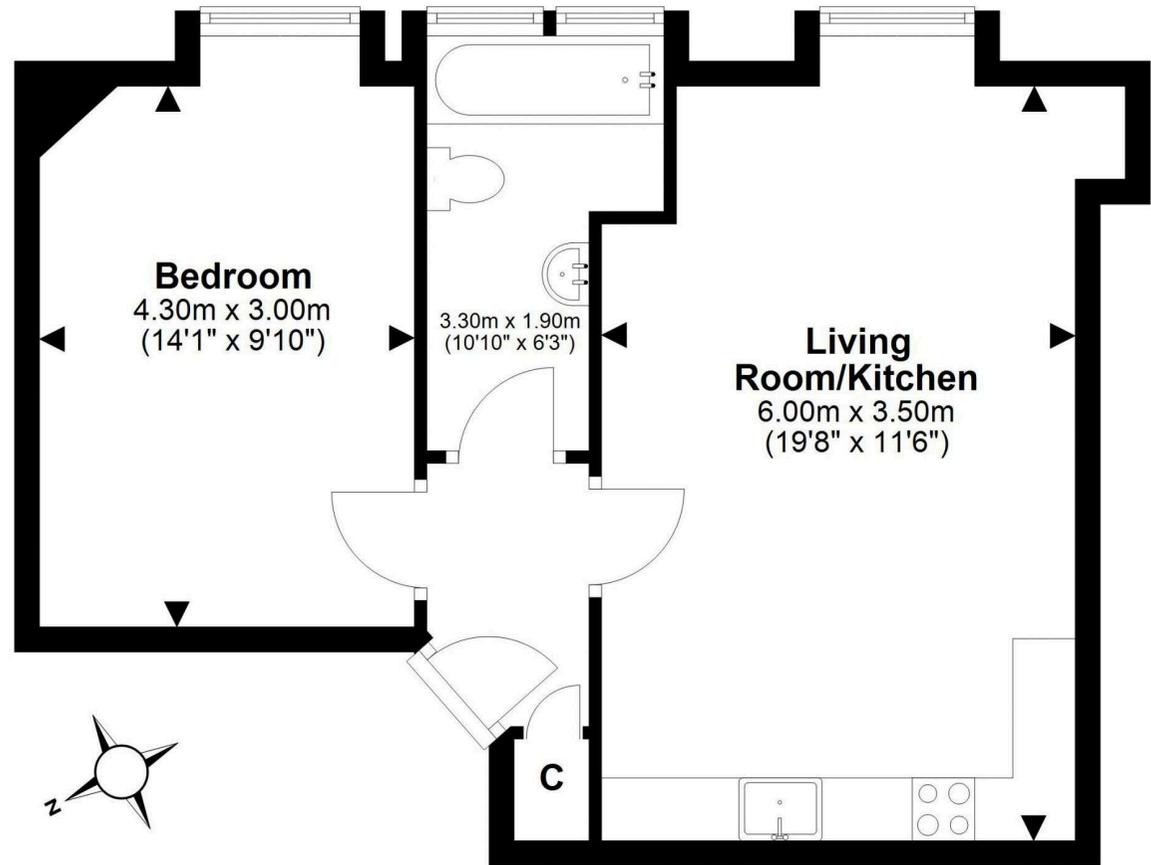
Extras included in this sale are all light fittings, oven, hob, extractor, fridge/freezer, blinds, IKEA PAX wardrobes in the bedroom, kitchen island and tv wall bracket.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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.