





Welcome

Welcome to Yardheads, situated within a highly sought-after, factored development located in the heart of vibrant Leith, this two-bedroom ground floor apartment offers spacious and flexible accommodation together with the rare benefit of direct access to the attractive residents' courtyard. Forming part of the iconic former warehouse conversion in one of Edinburgh's most desirable waterfront districts, the property combines character and convenience, with The Shore's renowned restaurants, cafés, bars and excellent transport links all within easy walking distance. The development is centred around a picturesque communal courtyard and benefits from secure entry and a residents' parking space. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living/dining with courtyard access
- Fully fitted kitchen
- Two double bedrooms
- Bathroom comprising WC, wash hand basin, bath with shower over
- Electric heating
- Double glazing
- Secure entry system
- Parking space with further metered parking available
- Pleasant courtyard





Leith

Yardheads is a highly desirable address in the heart of Leith, one of Edinburgh's most vibrant and sought-after districts. Situated just moments from The Shore, the area is renowned for its excellent selection of waterfront restaurants, cafés, bars and independent shops, creating a lively and cosmopolitan atmosphere. Residents enjoy easy access to a wide range of local amenities, including supermarkets, leisure facilities and picturesque outdoor spaces such as Leith Links and the Water of Leith Walkway. Edinburgh city centre is readily accessible via frequent bus services and the nearby tram network, providing convenient connections throughout the capital and to Edinburgh Airport. Combining historic character with modern urban living, Yardheads offers an exceptional lifestyle opportunity in a thriving waterfront community that continues to be one of Edinburgh's most popular residential locations.

Agents note

The development is factored by Taylor Martin with an approximate annual fee of £2,000 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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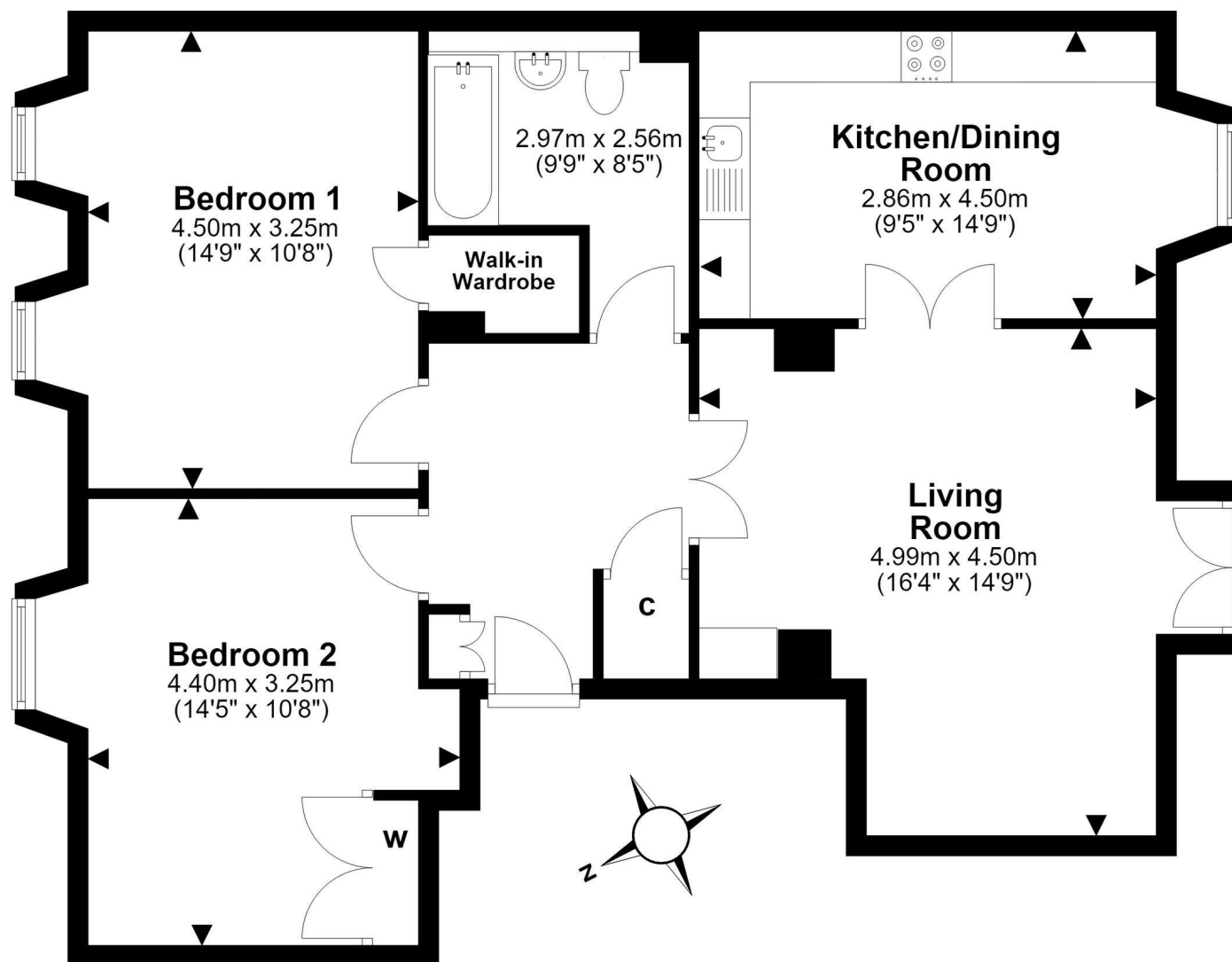
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.