



1/7 Chapel Lane
LEITH | EDINBURGH | EH6 6ST


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Beautifully upgraded one-bedroom ground floor apartment with parking and external store, set within a sought-after converted bond warehouse in the heart of Leith Shore.

Forming part of a characterful, factored residential development, this well-presented one-bedroom flat offers spacious, well-proportioned accommodation in one of Edinburgh's most desirable waterfront locations.

The property has been thoughtfully enhanced by the current owner, featuring a stylish new kitchen and contemporary bathroom, complemented by premium flooring throughout, creating a truly move-in ready home with a modern finish. The property further benefits from fully south-facing windows, allowing an abundance of natural light to create a bright and inviting living environment.

The generous living room provides ample space for both lounge and dining furniture, with the newly fitted kitchen offering an attractive and practical workspace. A well-proportioned double bedroom benefits from built-in wardrobe storage, while the modern bathroom has been finished to a high standard. Gas central heating and double glazing ensure year-round comfort and efficiency.

A particular advantage is the two allocated parking spaces one within the secure underground car park and the other located in the ground floor residential car park, together with a substantial external store, providing excellent additional storage rarely found with apartments.

- Upgraded kitchen, bathroom & flooring
- Converted bond warehouse
- Prime Shore location
- Secure underground parking and ground level residential carpark
- Private external store
- Lift-served, factored development

Council Tax B and Energy Rating C

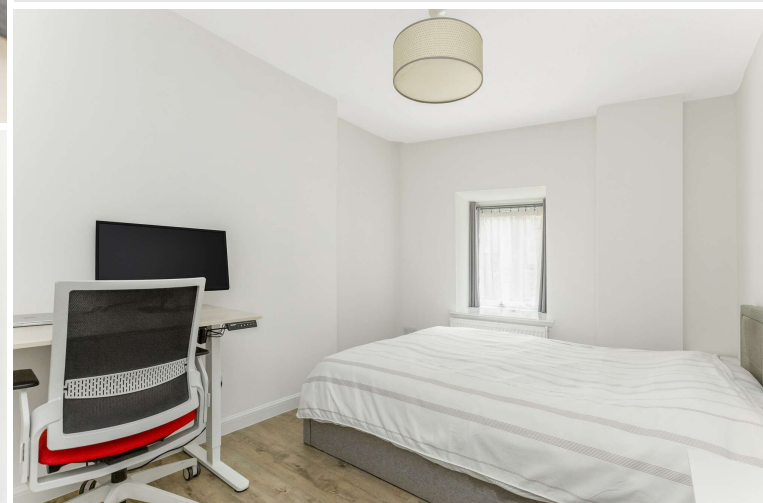
Factor fee approximatley £127 per month including £20 per month sinking fund for future upgrades, payable to James Gibb.

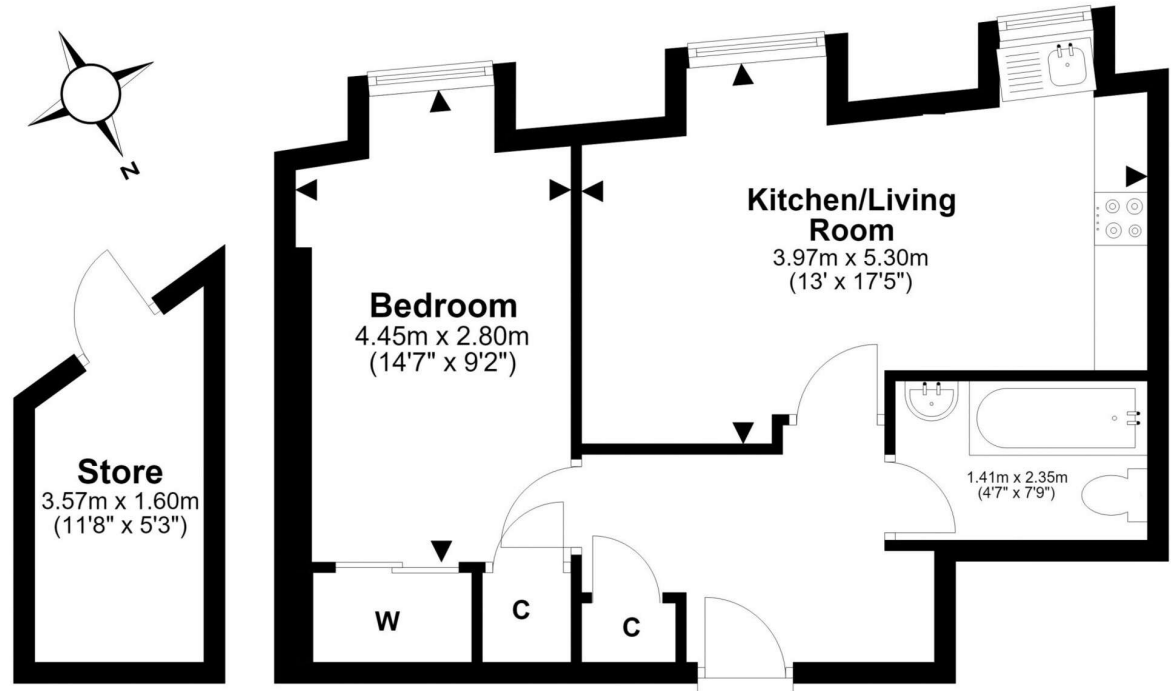
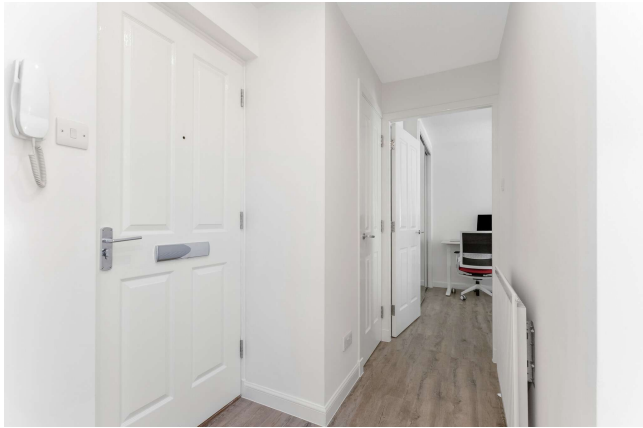
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures and fittings will be included in the sale. The sofa bed may also be included under separate negotiation.

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.