



RALPH SAYER
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48 Madeira Street

Leith, Edinburgh, EH64AL

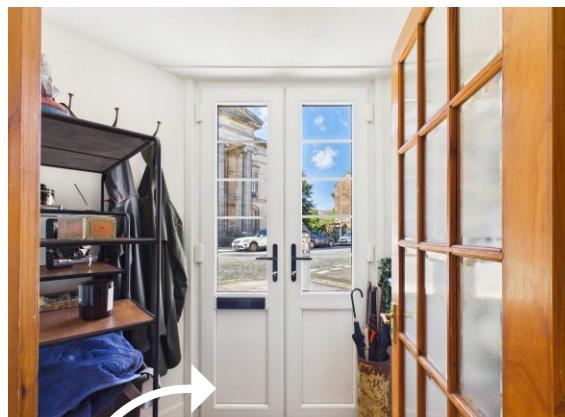
48 Madeira Street

Set on the corner of a traditional stone-built terrace in popular Leith, this main-door, two-bedroom maisonette flat offers bright, characterful accommodation over two levels. A generous vestibule opens into a light filled open-plan living/dining room and fitted kitchen with a breakfast bar, while stripped timber flooring and decorative cornicing add period charm. Heading downstairs, you will find a double bedroom with French doors to the courtyard, a second bedroom (currently used as an office), a modern bathroom, and useful built-in storage. Gas central heating and on-street parking add everyday practicality.

Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale.

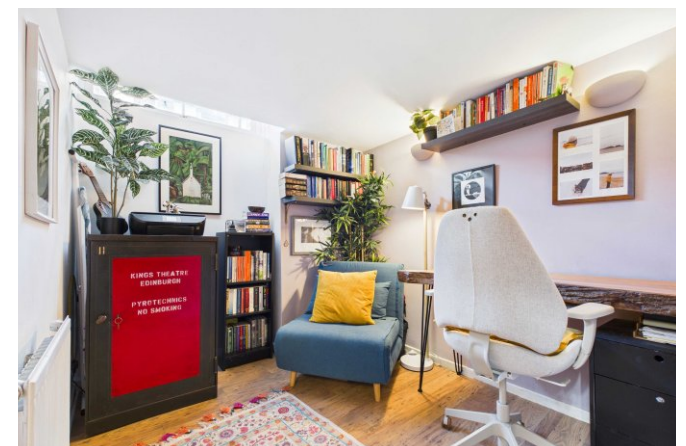
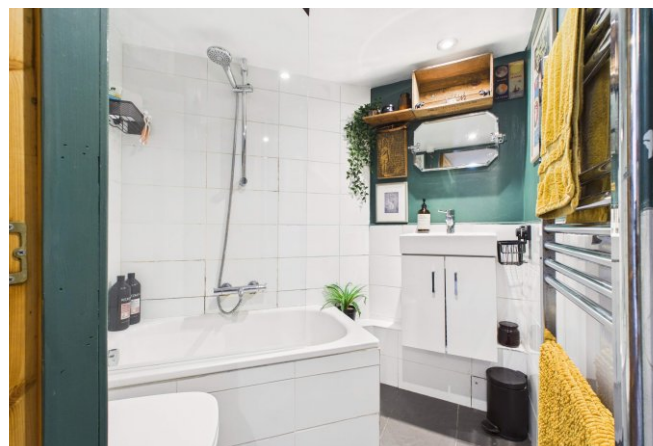
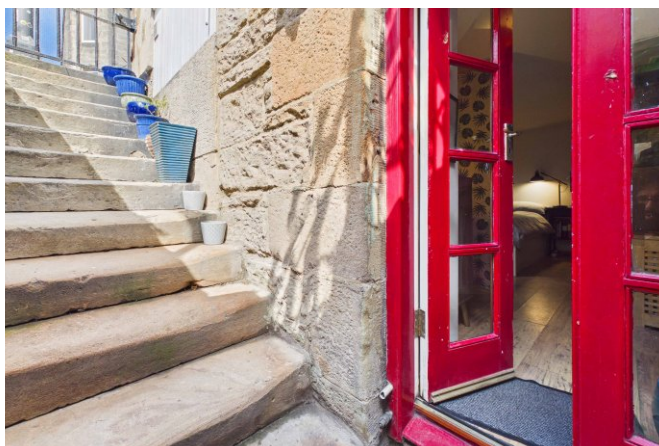
Features

- Traditional main-door maisonette flat in Leith
- Bright accommodation over two levels
- Stripped timber floors, original cornicing and large windows add period charm
- Generous entrance vestibule
- Open-plan living and dining room
- Fitted kitchen with breakfast bar
- Double bedroom with French doors out
- Second bedroom, currently utilised as an office
- Modern, three-piece bathroom with shower-over-bath
- Useful storage cupboard
- On-street parking
- Gas central heating



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan

