



30/16 West Bowling Green Street
LEITH | EDINBURGH | EH6 5PB

warner's
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Warners are delighted to present this immaculate top-floor apartment, forming part of a modern and highly sought-after development in the heart of Leith. Offering bright, contemporary interiors and an excellent layout, this superb three-bedroom home is ideally suited to professionals, families, or investors seeking a stylish property in a vibrant city location.

The accommodation is centred around an impressive open-plan living room and kitchen, creating a fantastic social hub for everyday living and entertaining. The generous living space offers ample room for both lounge and dining furniture, while the well-appointed kitchen is thoughtfully arranged to maximise practicality and style.

The spacious principal bedroom benefits from built-in storage and a private en-suite shower room, providing a peaceful retreat. Two further well-proportioned double bedrooms offer flexible accommodation, ideal for family life, guests, or home working. A contemporary family bathroom completes the internal accommodation.

Further benefits include excellent storage throughout, gas central heating, double glazing, secure entry system, and a private allocated parking space.

Situated in the ever-popular district of Leith, the property enjoys enviable proximity to a wide range of local amenities, including fashionable cafés, restaurants, bars, supermarkets, and leisure facilities. Excellent public transport links and easy access to Edinburgh city centre make this an exceptionally convenient location, while nearby green spaces and the waterfront provide ample opportunities for recreation.

Early viewing is highly recommended to appreciate the quality, space, and superb location of this outstanding apartment.

- Immaculate top-floor apartment
- Spacious open-plan living/kitchen
- Three double bedrooms
- Principal en-suite shower room
- Allocated private parking
- Prime Leith location near amenities and transport links.

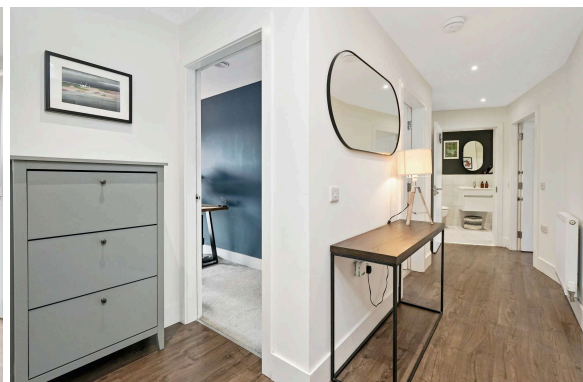
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

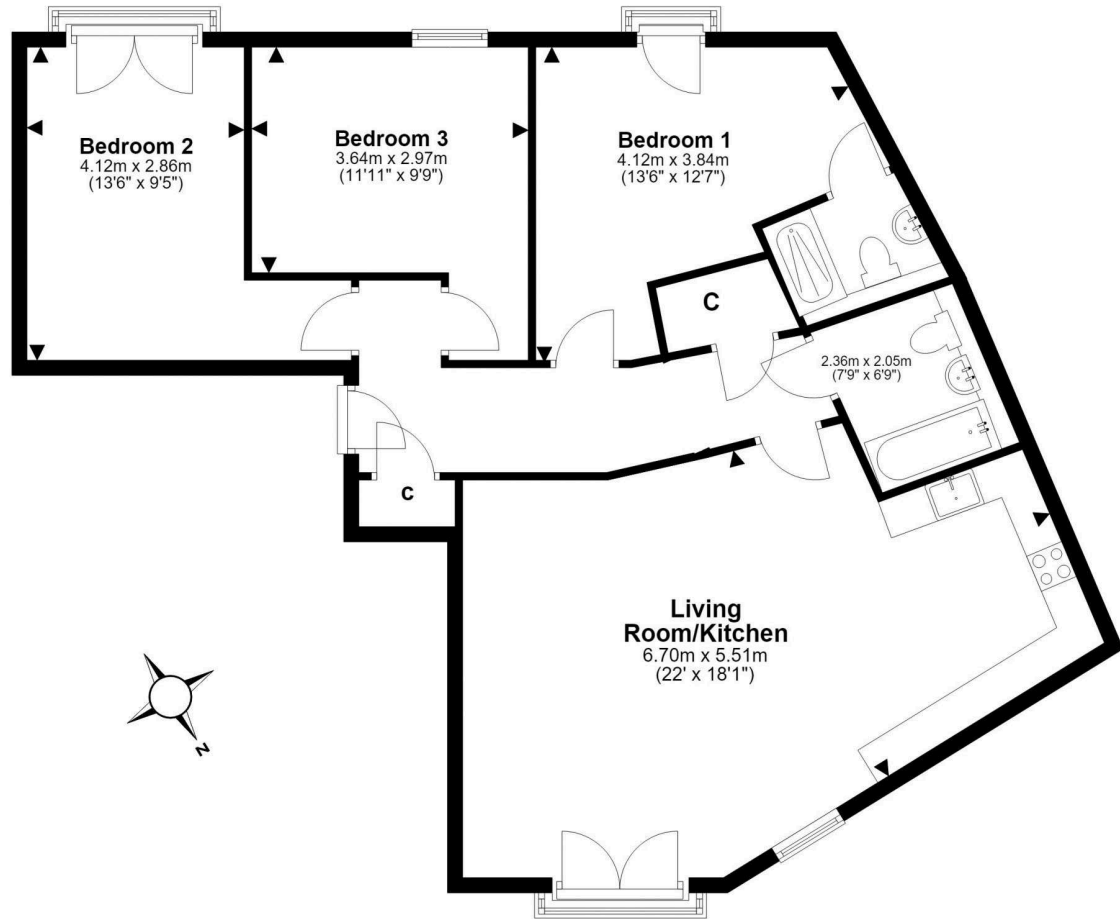


Energy Rating B. Council Tax E
Factor payable to Ross & Liddle approx. £100 a month.

All fixtures, fittings, integrated kitchen appliances, light fittings, TV brackets and blinds will be included in the sale. Curtains, furniture and appliances are available under separate negotiations.

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.