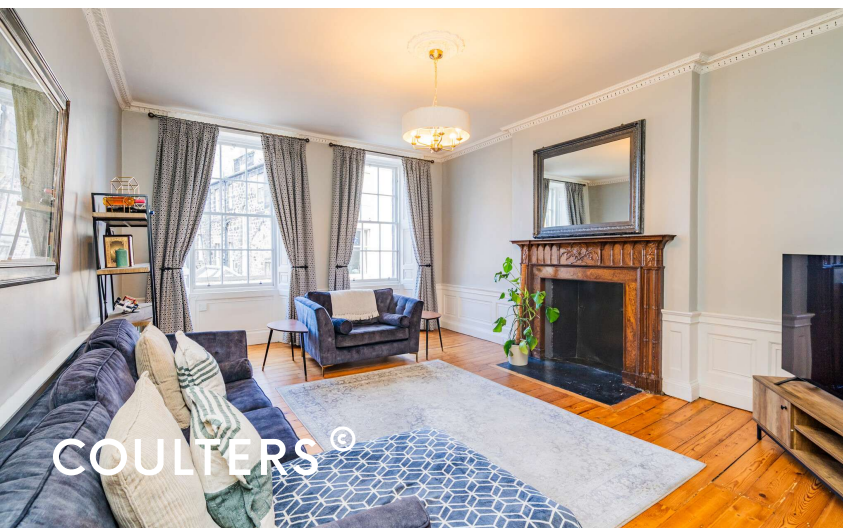


COULTERS[©]

1F1 28 QUEEN CHARLOTTE STREET

LEITH, EDINBURGH, EH6 6AT

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Beautifully presented and recently renovated, this impressive two-bedroom first-floor flat combines elegant period character with stylish contemporary interiors, in a superb Shore location.

The accommodation opens into a welcoming hallway providing access to all rooms. At the heart of the home is an exceptionally spacious sitting room, filled with natural light from three windows and beautifully enhanced by ornate cornicing, decorative wall panelling and an impressive original fireplace with carved timber surround.

The kitchen/dining room is stylishly fitted with a range of navy wall and base-mounted cabinetry, contrasting worktops, a striking patterned tiled splashback and generous pantry area. Integrated appliances include a gas hob and electric oven, while the generous proportions allow ample space for dining.

KEY FEATURES



Fully renovated flat situated on the first floor.



Within a short stroll of Leith Links.



5 minute walk to the tram stop.



EPC Rating - C



Two large double bedrooms.



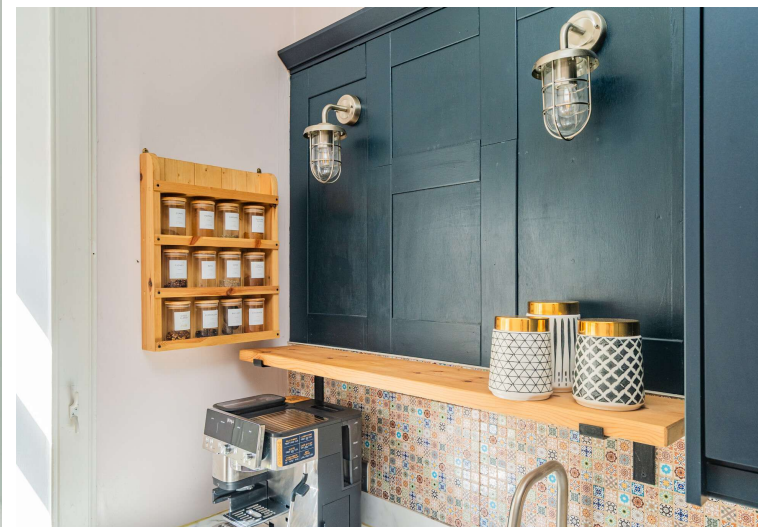
Permit parking in surrounding streets.



Excellent bars, restaurants and boutique shops.



Council Tax Band - C



There are two excellent double bedrooms, both enjoying attractive period features. The principal bedroom is particularly impressive in scale, with fitted wardrobes and a beautiful original fireplace with decorative tiled surround. The second double bedroom is also generously proportioned and benefits from fitted storage.

A contemporary shower room completes the accommodation, fitted with a walk-in shower, WC and wash hand basin.

The property successfully combines the charm and proportions of a traditional Edinburgh home with a fresh, modern finish, making it an ideal choice for those seeking a stylish city residence.



COULTERS[©]



THE LOCAL AREA

Situated approximately two miles north of Edinburgh's city centre, the vibrant Shore area was once a thriving port at the heart of the capital's maritime industry. Falling within a conservation area characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city.

The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food.

The Shore enjoys fantastic public transport links into the city centre and is just a five minute walk from the nearest tram stop. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

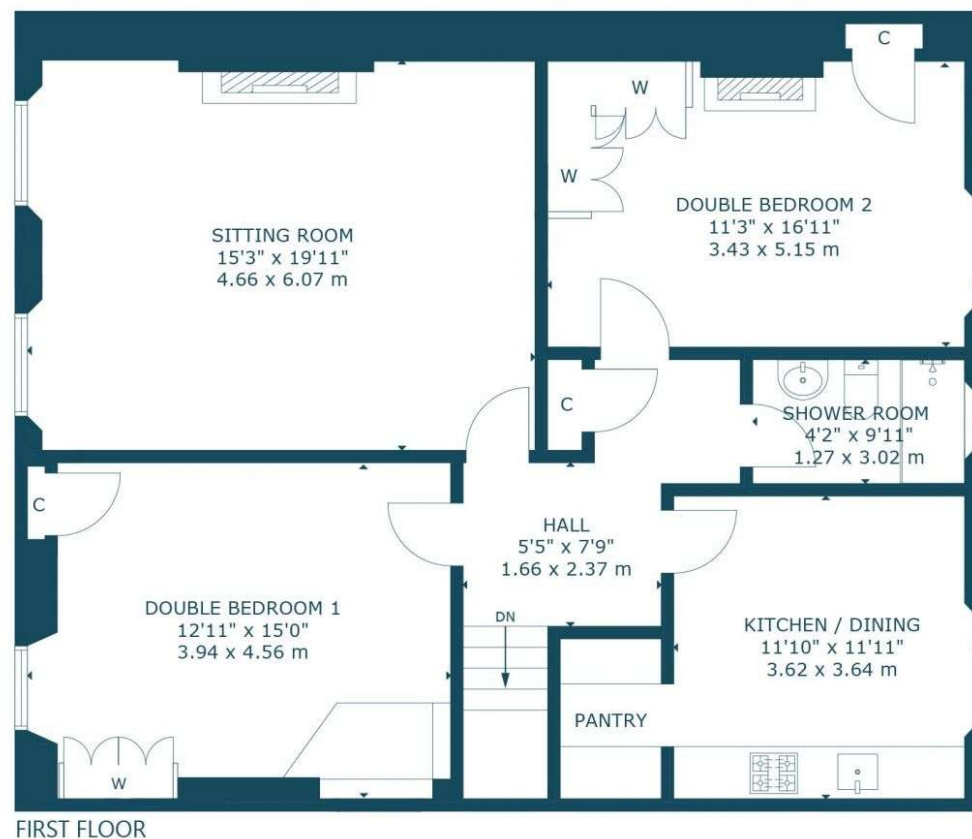
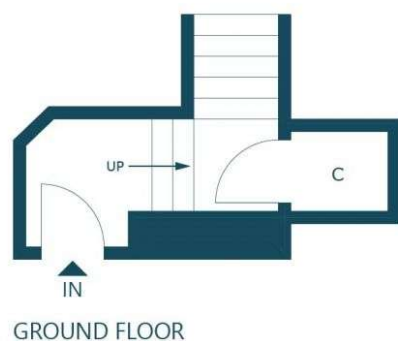
EXTRAS

All fitted flooring, blinds, light fittings (excluding light in the sitting room), integrated kitchen appliances and washing machine are included in the sale price.

HOME REPORT VALUATION: £370,000







1F1 28 QUEEN CHARLOTTE STREET, LEITH, EDINBURGH, EH6 6AT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1084 SQ FT / 101 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.