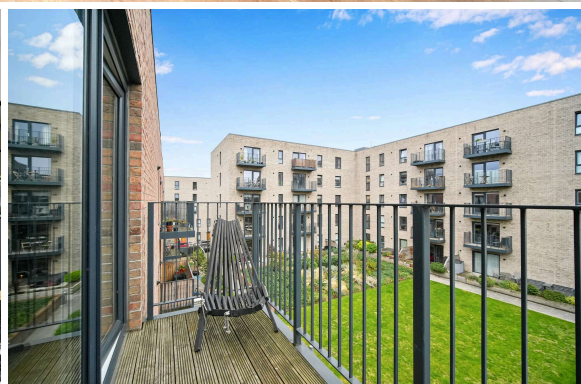




1/11 Chandler Crescent
LEITH | EDINBURGH | EH6 7AP


warners
solicitors & estate agents



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Warners are delighted to offer this bright and attractive top-floor apartment, presented in impeccable, move-in condition. Situated in a prime location within this prestigious and contemporary development, this home combines modern living with stunning views. Entry to the flat is via a secure entry phone system leading from a well-maintained communal stairwell, with both lift and stair access to all floors. The property also boasts an allocated car parking space and access to a shared private garden.

The accommodation comprises a welcoming entrance hallway featuring a built-in storage cupboard and secure entry, a spacious kitchen/living room with views of the Pentlands, a balcony, a fully fitted kitchen which comes complete with integrated appliances and currently comprises a fridge-freezer, induction hob, oven, dishwasher, washing machine and breakfast bar. There is two well-proportioned bedrooms both benefitting from built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail.

- Two-bedroom top floor apartment with views of the Pentlands
- Close to excellent amenities and the city centre
- Fully fitted Kitchen/living room
- Spacious living room with balcony
- Two well-proportioned bedrooms
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Allocated underground car parking space

Council tax band D, EPC rating B

Extras to be included in sale: all integrated kitchen appliances: fridge-freezer, induction hob, oven, dishwasher and washing machine. Shutters across the living-room balcony window, blinds in the kitchen/living room and bedrooms 1 and 2. Ceiling-light pendants in the living room and bedrooms. Other items of furniture may be available by separate negotiation.

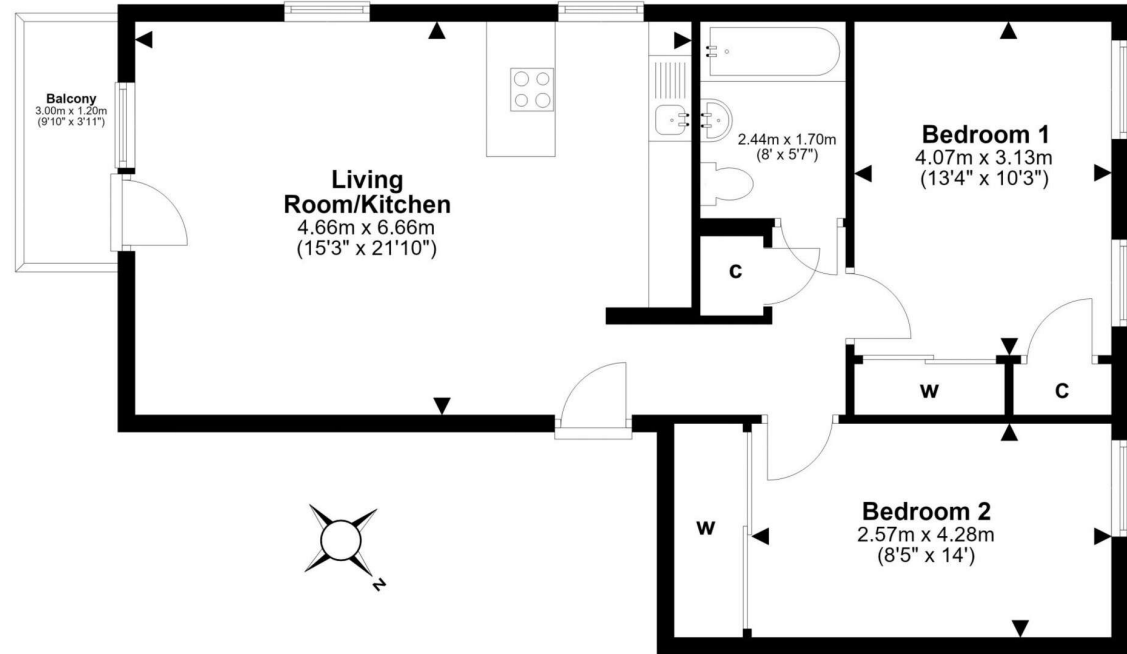
Factor - Ross + Liddell Ltd approx £100 pcm inclusive of buildings insurance.

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



The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, deli's, and coffee bars. Tom Kitchen's restaurant is a stone throw away and Martin Wishart only a short walk away. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. 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 spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International 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.

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