



FLT 10, 20 MARGARET THOMSON CR, LEITH, EH6 7FD

 3 BED  2 BATH  1 PUBLIC



Flat 10 at 20 Margaret Thomson Crescent is a beautifully presented third-floor apartment which offers stylish contemporary living within a highly desirable modern development in the heart of Leith on the former site of the Edinburgh and Leith Glassworks.

Presented in immaculate condition throughout, the property provides bright, well-proportioned accommodation with a sophisticated neutral finish, quality fixtures and fittings, and an appealing sense of space. For convenience the building benefits from both stair and lift access to the apartment's elevated third floor position. A shared roof terrace for Block 20 is located on the floor above the apartment and provides an attractive outdoor space to relax and enjoy the surroundings.

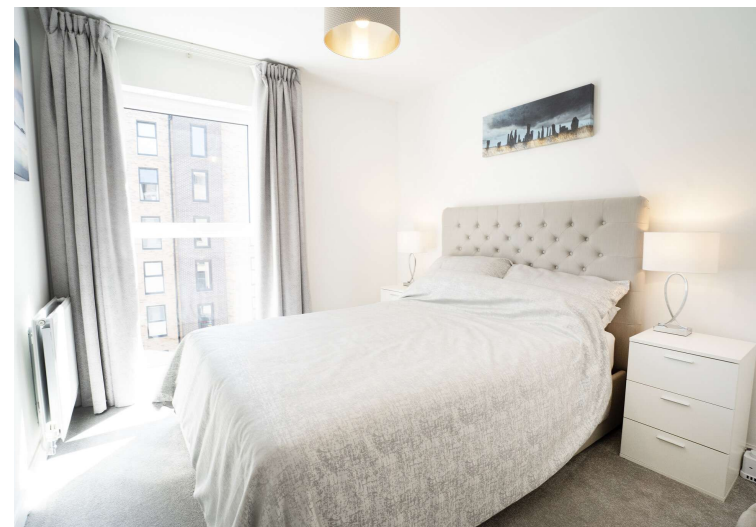
The accommodation is centred around an impressive open-plan living and dining space, seamlessly incorporating a modern, high-specification fitted kitchen to include integrated appliances. This sociable space provides an ideal setting for both everyday living and entertaining, with contemporary finishes creating an inviting atmosphere.

The principal bedroom benefits from fitted wardrobes and an en-suite shower room, there are a further 2 bedrooms and a stylish principal bathroom with over-bath thermostatic shower. A welcoming reception hallway has a utility cupboard and an additional large walk in store completes the accommodation.

Further benefits include gas central heating, double glazing, secure entry phone system, lift access, Vent-Axia air filtration system and residents' parking. The property is also situated within a professionally factored development, with communal areas maintained as part of the factoring arrangements and a bike store available on site.

Leith is one of Edinburgh's most vibrant and sought-after neighbourhoods, renowned for its exceptional choice of independent cafés, stylish bars, restaurants, delis and shops. The fashionable Shore and scenic waterfront are within easy reach, offering an enviable selection of dining and leisure opportunities.

Excellent transport connections further enhance the appeal, with regular bus services and the tram network providing convenient access to Edinburgh city



KEY FEATURES

Modern 3 bedroom flat

Shared Roof Terrace

Central Leith location

Immaculate condition

Lift access

Residents Parking



ENERGY RATING: B

COUNCIL TAX: E

GET IN TOUCH



75 Main Street, Largs, KA30 8AL



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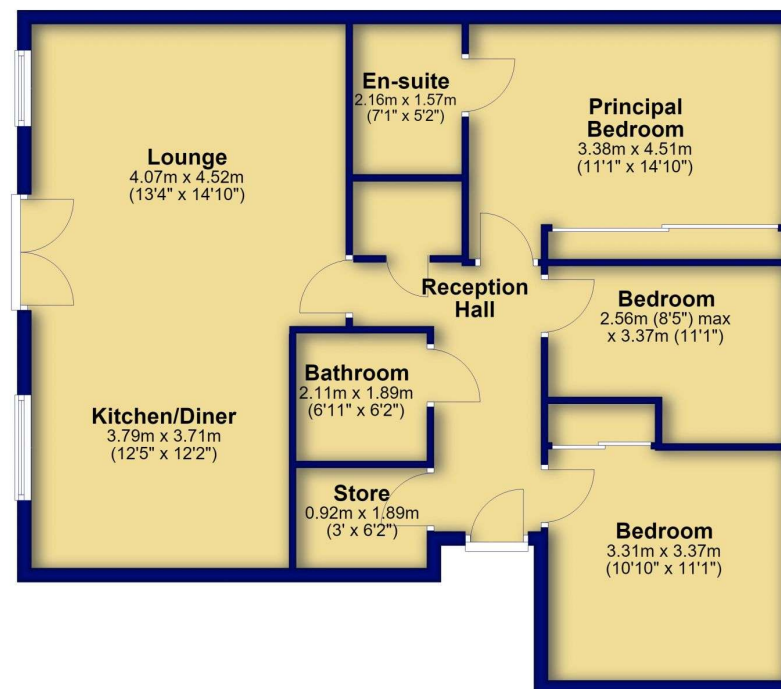
01475 674628



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Third Floor



Total area: approx. 88.7 sq. metres (954.4 sq. feet)
Flat 10, 20 Margaret Thomson Cres, Leith, Edinburgh



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they a guarantee. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water mains or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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.