





71/5, TRAFALGAR LANE

Leith, Edinburgh, EH6 4DQ


1
Public Room


2
Bedrooms


2
Bathroom



71/5, TRAFALGAR LANE

Part of an established residential development, this two-bedroom third/top-floor flat offers bright and airy interiors in a desirable city location that offers convenience and a vibrant lifestyle. The home is attractively presented throughout in crisp white, providing the ideal aesthetic for new buyers – one that allows you to easily make your own mark. It boasts a dual-aspect reception area with a suntrap balcony, a well-appointed kitchen, and a neutrally presented en-suite and family bathroom. It also has a private garage, adding to its desirability.

In addition, this property has a prime setting in Leith, being less than 15 minutes by car from the heart of the city centre. Closer to home, there is an excellent range of convenience stores and independent shops just a brief stroll away, with several supermarkets also in walking distance. It is also within easy reach of a choice of public parks and the Water of Leith Walkway. Furthermore, the award-winning restaurants and fashionable bars of The Shore are nearby, with a selection of eateries and takeaways even closer. It is an excellent location for city living.







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EPC
RATING

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COUNCIL
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VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

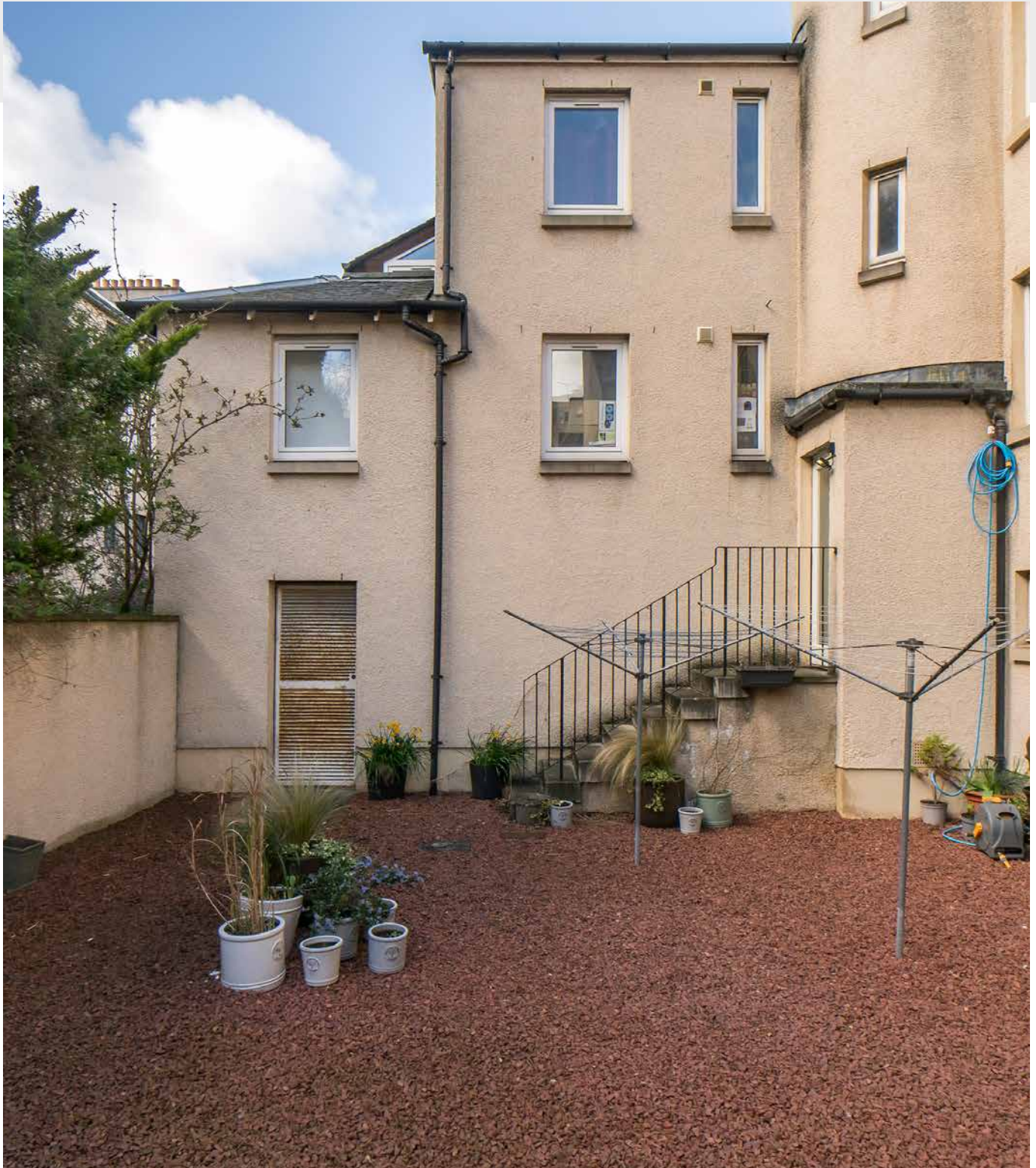
- A bright and welcoming third/top-floor flat
- Popular location in sought-after Leith
- Blank canvas of décor throughout
- Entrance hall with built-in storage
- Living and dining room with dual-aspect glazing
- Private balcony with a south-facing aspect
- Fitted kitchen that is well appointed
- Two double bedrooms with built-in storage
- En-suite shower room with a 3pc suite
- 3pc family bathroom with an overhead shower
- Low-upkeep shared garden with drying facilities
- Private garage for secure off-street parking





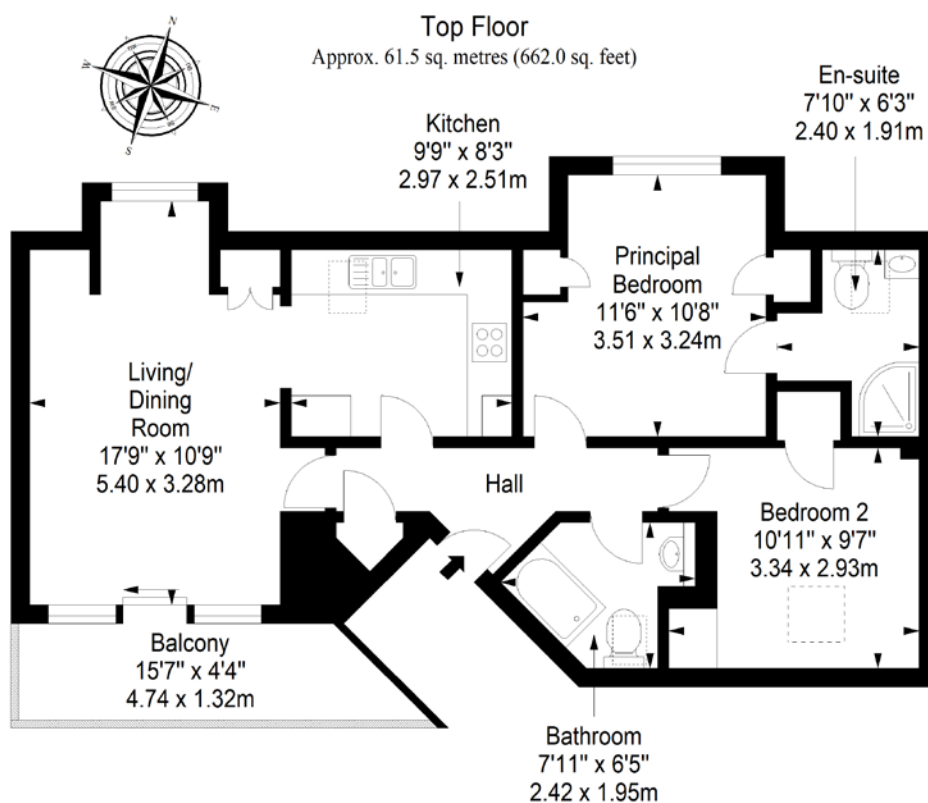


Extras: integrated kitchen appliances (gas hob, double oven, and fridge/freezer) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



LEITH

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



Total area: approx. 61.5 sq. metres (662.0 sq. feet)

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