



RALPH SAYER
SOLICITORS & ESTATE AGENTS

72/2 Madeira Street

Leith, Edinburgh, EH6 4AU

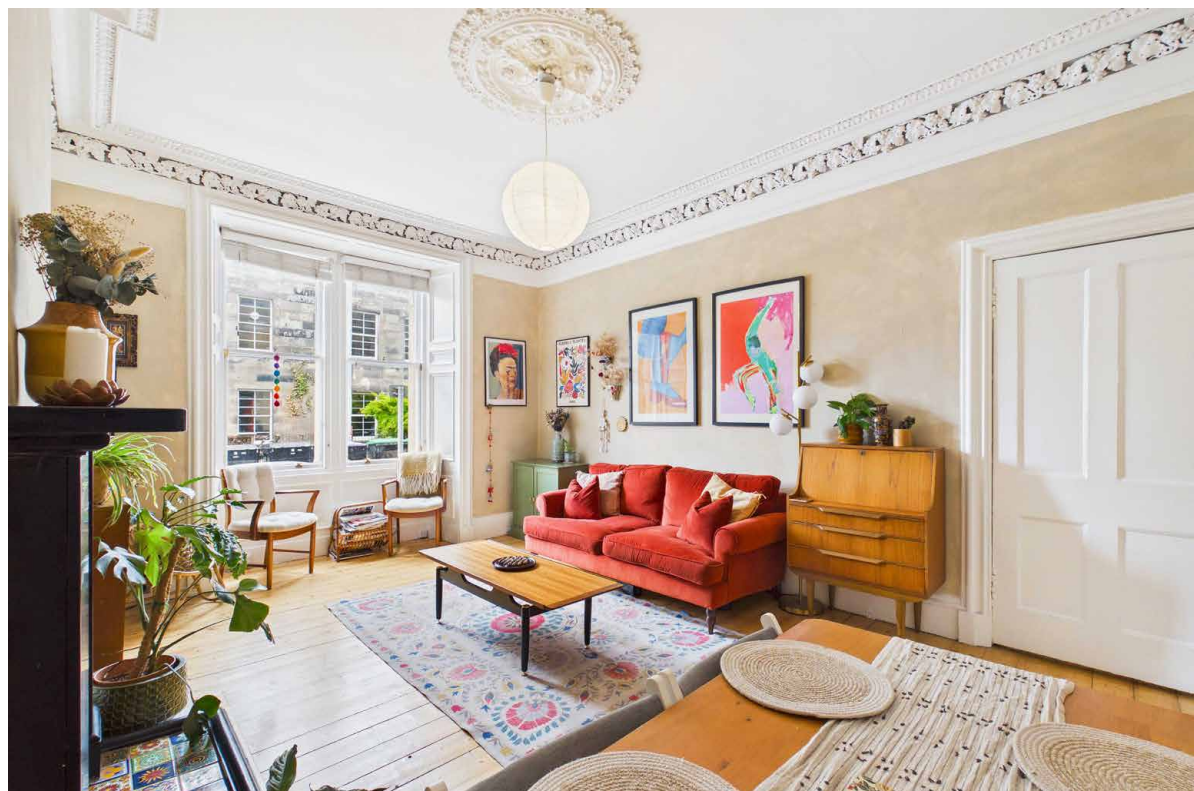
72/2 Madeira Street

Set within a handsome period building in the heart of vibrant Leith, this charming ground-floor flat pairs stylish modern interiors with an array of beautiful original features. Elegant wood flooring, intricate cornicing, a decorative ceiling rose, and a characterful fireplace create a warm and inviting atmosphere, while contemporary finishes ensure comfortable everyday living. The accommodation includes a bright living and dining room, a sleek galley-style kitchen, a spacious principal bedroom with storage, and a versatile second bedroom, ideal for guests, home working, or growing families. With access to a thriving communal garden, gas central heating, and secure entry, this attractive home will appeal to first-time buyers, professionals, downsizers, and investors seeking a move-in-ready property in one of Edinburgh's most sought-after neighbourhoods.

Extras: All fitted floor and window coverings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, movables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Property Summary

- Ground-floor flat in Leith
- Part of a handsome period building
- Communal stairwell and secure phone entry
- Modern interiors and lovely original features
- Entrance hall with storage
- Sunny living/dining room with a fireplace
- Modern galley-style kitchen with fitted units and appliances
- Spacious main bedroom with storage
- Versatile second bedroom with sunny aspect
- Modern shower room with towel warmer
- Thriving communal garden with drying area
- On-street parking
- Gas central heating and traditional windows
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £300,000







Modern galley-style kitchen with fitted units and appliances







Spacious main bedroom
with storage and a versatile
second bedroom with
sunny aspect





Let us help you find your next
dream property!



RALPH SAYER
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

