



5/6 Edina Street,
LEITH | EDINBURGH | EH7 5PN


warners
solicitors & estate agents



5/6 Edina Street, LEITH | EDINBURGH | EH7 5PN

Set within a traditional stone-built tenement with a well-maintained communal stair and shared garden grounds, this spacious one-bedroom first-floor flat enjoys a convenient location in Edinburgh's ever-popular Easter Road district, just north-east of the city centre.

A welcoming entrance hall, complete with a useful storage cupboard, provides access to all accommodation. The generously proportioned living room is flooded with natural light from a large double window and offers ample space for both relaxing and dining. Character features include beautifully sanded and varnished timber flooring, an attractive fireplace with timber surround, and a deep walk-in storage cupboard with light and power, currently housing a chest freezer. Open plan to the living area, the modern fitted kitchen is positioned to the front of the property and is well equipped with an electric oven, gas hob and ample storage. Also overlooking the front is the spacious double bedroom, which retains a wealth of period charm with a recessed window, decorative plaster corning and exposed sanded floorboards. The room also offers generous space for freestanding bedroom furniture. The bathroom features a white three-piece suite, tiled splashbacks and an electric shower over the bath, with a front-facing window providing natural light and ventilation. Completing the accommodation is a versatile internal box room, ideal for use as a home office, study, dressing room, occasional guest space or additional storage.

Combining generous proportions, attractive period features and a highly sought-after location, this appealing home is well suited to first-time buyers, professionals and investors alike.

- Spacious one-bedroom first-floor flat in a traditional stone-built tenement.
- Bright, generously sized living room with period features and dining space.
- Modern open-plan fitted kitchen with electric oven and gas hob.
- Large double bedroom with original sanded floorboards and decorative corning.
- Versatile box room ideal as a home office, study or additional storage.
- Prime Easter Road location, close to the city centre, with shared gardens and a well-maintained communal stair.

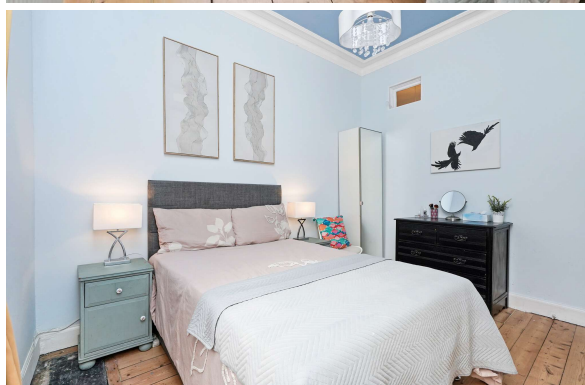
Council tax B. Energy Rating C

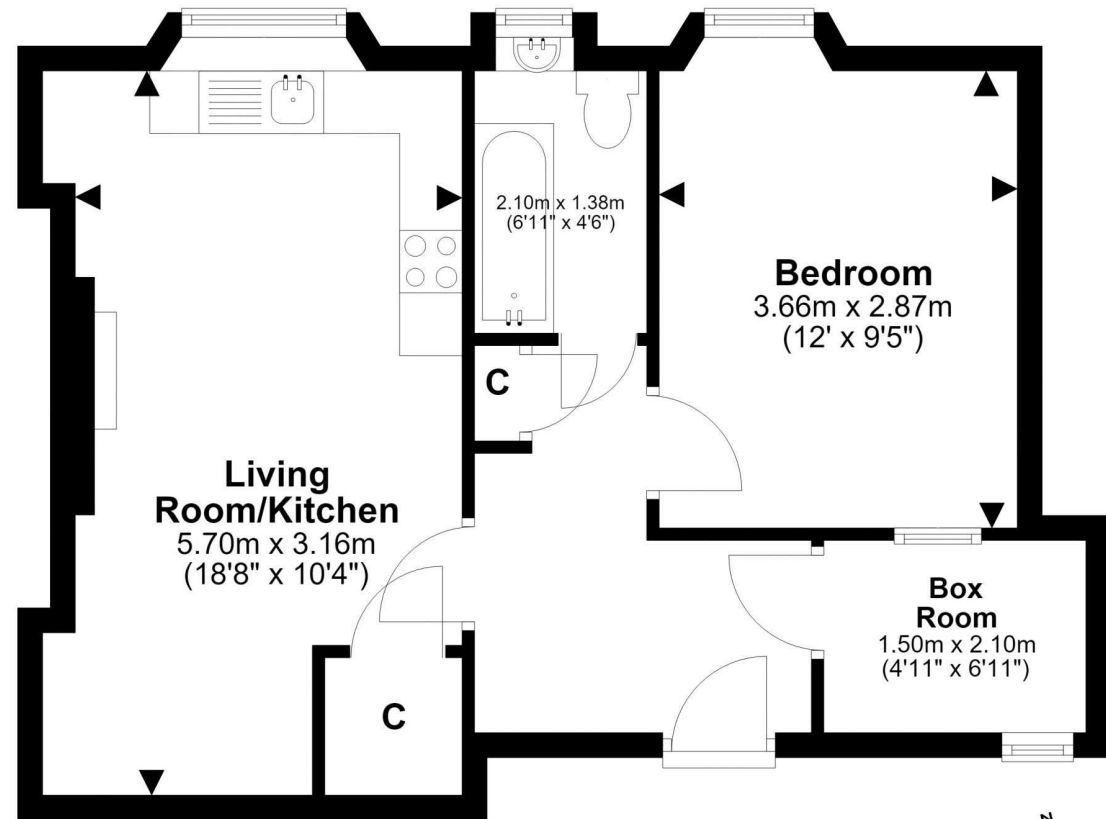
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds will be included in the sale. The ceiling lamp shades will not be included in the sale.

The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. 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 space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh 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.

