



5/2 St Clair Avenue
LEITH | EDINBURGH | EH6 8JS


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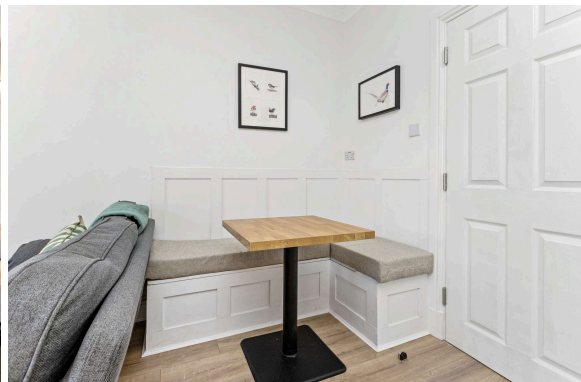
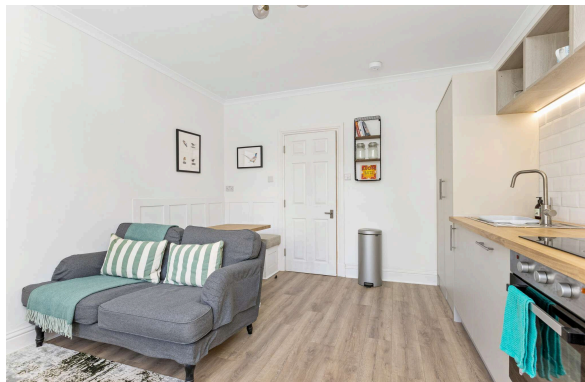
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Extremely well-presented three-bedroom ground floor apartment set on a quiet street adjacent to Easter Road, moments from excellent amenities, quick transport links and within easy walking distance of the city centre. This property is immaculately presented and has been fully refurbished by the current owner. Boasting a private secure driveway, gas central heating, double glazing and both a private front garden and a well-kept communal garden this property would make an ideal buy in a tranquil, yet well-connected location. The accommodation comprises a welcoming entrance hallway with storage cupboard and secure entry, a bright and spacious twin windowed kitchen/living room with a stylish new fitted kitchen that currently comprises an electric hob, oven, fridge/freezer, dishwasher, pantry and dining area. There are three well-proportioned bedrooms with built in storage and completing the accommodation is the new shower room with walk in shower and a heated towel rail. The property also benefits from a secure front driveway, private front garden, shared rear garden, and further on-street parking.

- Entrance hall with storage and secure entry
- Bright and Spacious Kitchen/living room
- Fully fitted stylish Kitchen
- Three well-proportioned bedrooms with built in storage
- New shower room
- Ample storage
- Double glazing and Gas Central Heating
- Private garden and secure driveway, as well as shared garden

Energy Rating C. Council Tax band C.

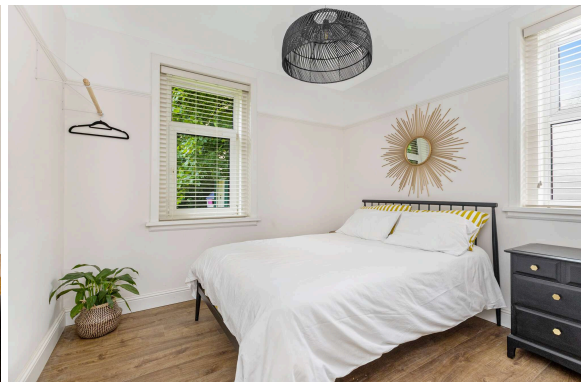
Included in the sale will be all blinds, the hall mirror, TV, washing machine, dining table & dining bench cushions in the kitchen, bathroom mirror, desk and chair. Other items are available by separate negotiation.

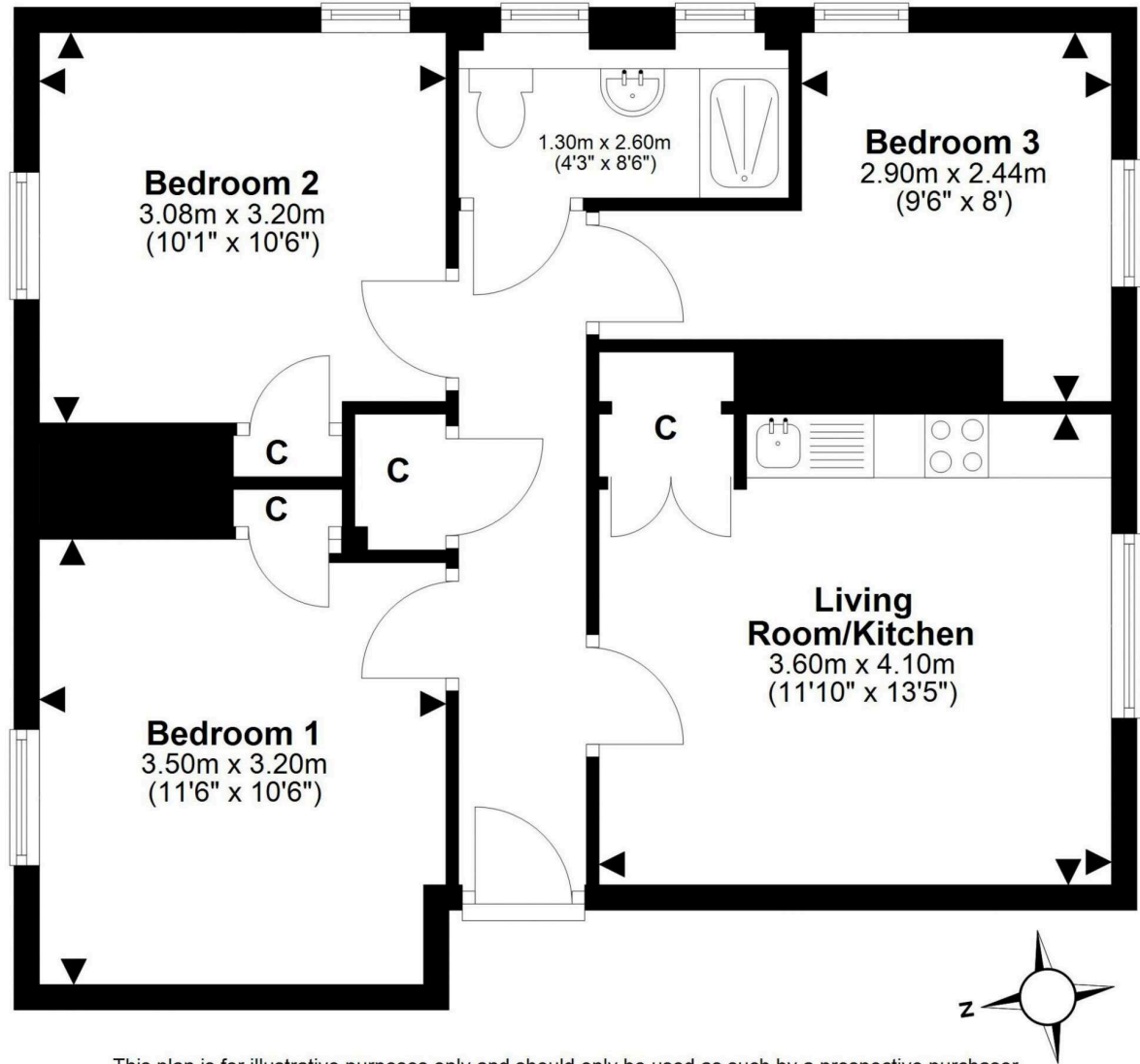


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets, international food stores, street food events, and a Farmer's Market. 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 and Fitness Centre is within easy reach, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area 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.