

# 11 Madeira Place

Leith, Edinburgh, EH6 4AN



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

[property@ralphsayer.com](mailto:property@ralphsayer.com)

0131 225 5567

[www.ralphsayer.com](http://www.ralphsayer.com)

# Elegant

## five-bedroom Victorian home

Located in vibrant and fashionable Leith, and benefiting from a southerly-facing enclosed garden and regulated residents' parking, this five-bedroom period home is ideally suited to families seeking a property they can enjoy for years to come. The charming double-fronted sandstone exterior belies an exceptionally spacious two-storey residence featuring a bath or shower room on each level, three reception rooms – one incorporating an open-plan kitchenette – and a principal kitchen complete with a utility room. A powered garden summer house further enhances the versatile accommodation, ideal for hobbies, creative pursuits, or quiet home working.

### General Features

- Substantial mid-terraced family home in fashionable Leith
- Peaceful setting within the Leith Conservation Area
- Flexible accommodation with abundant Victorian character
- Five double bedrooms and three reception rooms
- Excellent local amenities, schooling, & transport links nearby

### Accommodation Features

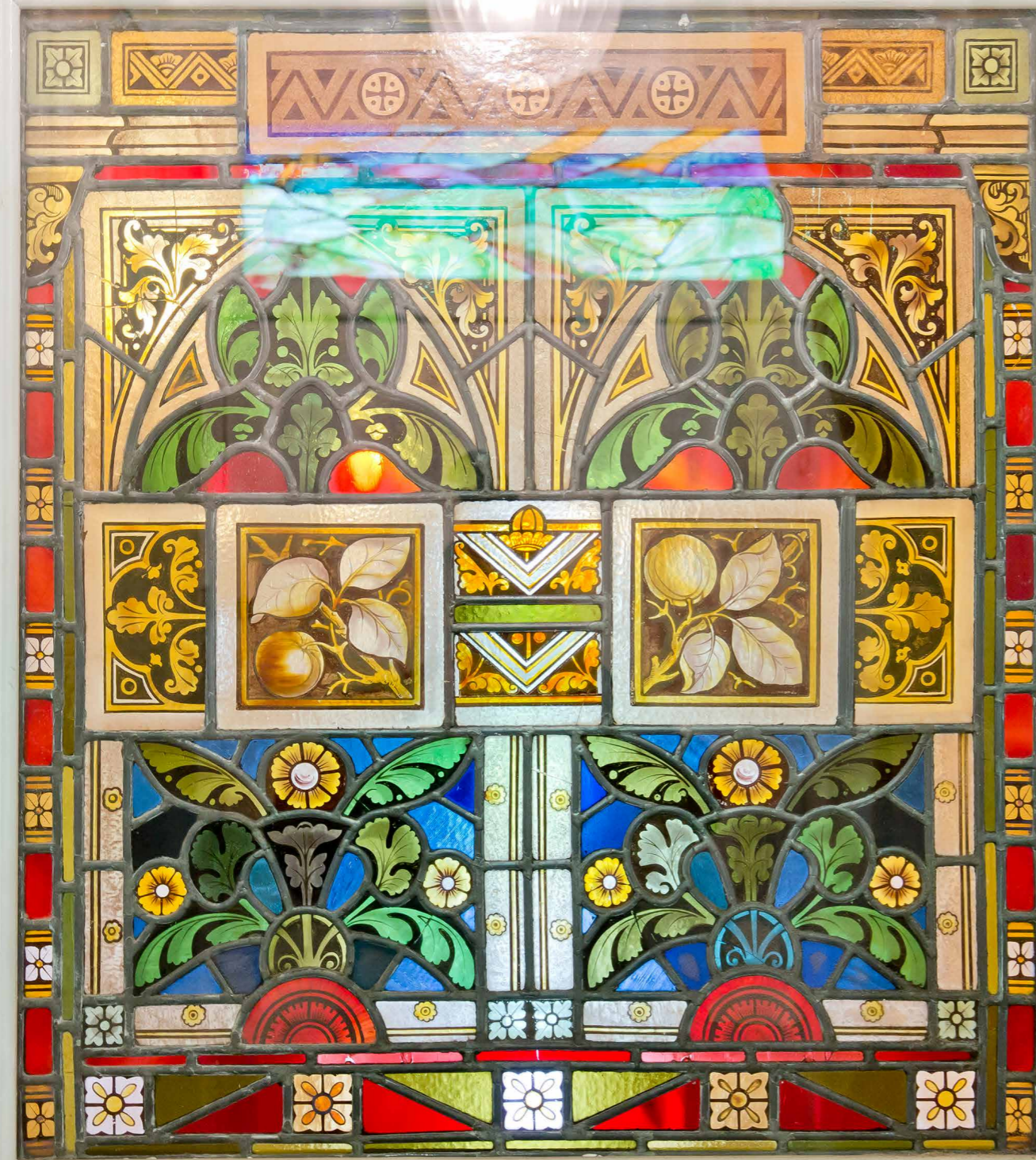
- Vestibule and entrance hall with rear garden access
- Elegant living room with fireplace and Edinburgh Press
- Sunny dining room with storage, clothes pulley, and kitchen access
- Versatile upper-level reception room with kitchenette
- Southwest-facing kitchen with utility room
- Five double bedrooms over two levels (three with storage)
- Ground-floor shower room and family bathroom with shower-over-bath
- Gas central heating, first-floor double glazing, and ground-floor window shutters

### Exterior Features

- Fully enclosed southeast-facing rear garden
- Powered summer house ideal for hobbies or home working
- Useful shed for additional storage
- Controlled residents' parking (CPZ N8)



 RALPH SAYER  
SOLICITORS & ESTATE AGENTS



Set along an attractive setted street within the Leith Conservation Area, the mid-terraced property enjoys a peaceful yet highly convenient setting close to excellent transport links, well-regarded schooling, renowned restaurants, independent shops, supermarkets, and scenic waterfront and green spaces. The Victorian home combines generous proportions, abundant original character, and sympathetic modern additions, creating an exceptionally comfortable setting for family living.

A small gated front garden leads to the brass-detailed front door, opening into a vestibule and adjoining entrance hall accessed via a beautifully detailed stained-glass door. Extending the full depth of the ground floor, the hall also provides rear garden access.

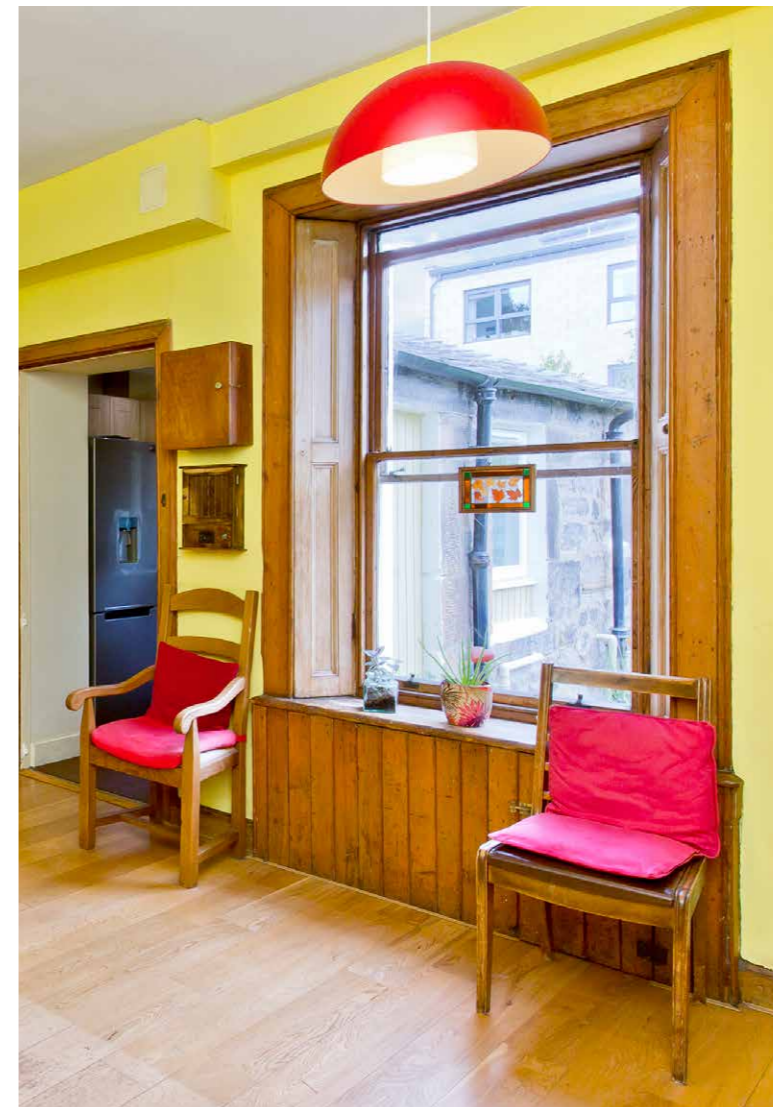


# Enchanting period home

enjoying a prime Leith location

# Flexible

and functional living spaces



The two principal reception rooms on the ground floor are bright, spacious settings for relaxation and dining, illuminated by shuttered sash windows and rich in period charm. The elegant living room is arranged around a decorative cast-iron fireplace flanked by an open Edinburgh Press, whilst soft neutral décor, original cornicing, and varnished pine floorboards enhance its timeless appeal.

Connected to the kitchen is a spacious dining room featuring cheerful yellow décor, natural wood finishes, and a sunny rear-facing aspect. Storage and a traditional ceiling-mounted clothes pulley add further practicality and character.







## Versatile upper-level reception room with kitchenette

The third reception room is upstairs, extended by a rear dormer window. Complete with tasteful neutral décor, wood flooring, and a modern kitchenette equipped with an undercounter fridge and an integrated electric oven and hob with a hood, the versatile space is ideal as a relaxed family room, creative studio, or well-equipped home office.



# Sun-filled

## contemporary kitchen with utility

Overlooking the rear garden, the southwest-facing kitchen is fitted with oak-inspired units, generous workspace, and durable quarry-style flooring. Appliances include an integrated oven and gas hob with extractor, an upright Samsung fridge freezer, and a freestanding Beko washing machine. The adjoining utility provides a Belfast sink and pantry storage.





# A sunny Principal bedroom

The principal bedroom enjoys a sunny ground-floor position overlooking the garden and features soft peach décor, cornicing, timber flooring, fitted wardrobes, and a shuttered sash window.





# Spacious double bedrooms

over two levels



Five double bedrooms accommodate a family's evolving needs with ease. A second double bedroom, with ample storage and beautiful corning, is also found downstairs, whilst three further inviting double bedrooms are arranged upstairs, one benefiting from storage.

# Practical

washrooms on each floor

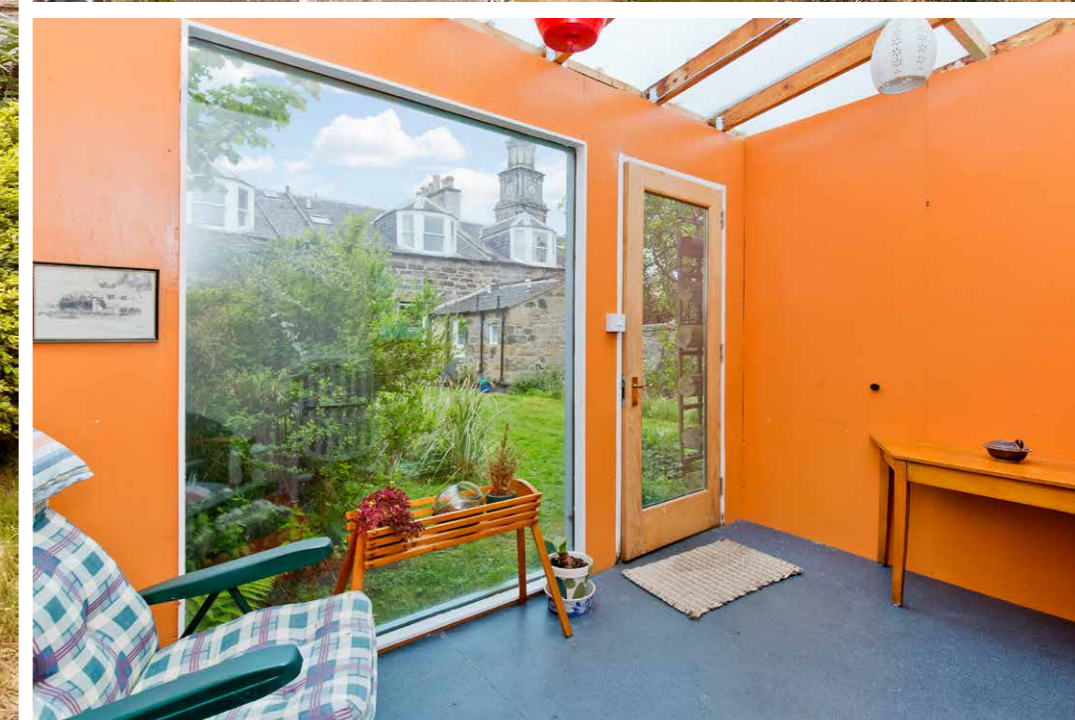
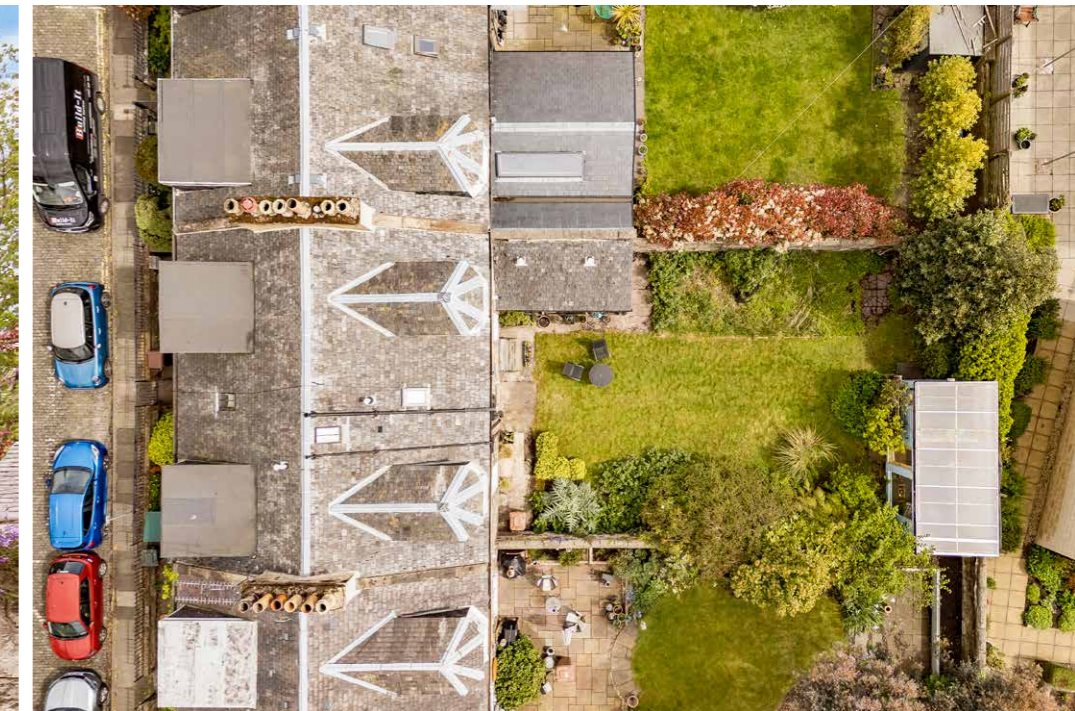
A shower room serves the ground floor, whilst a sky-lit bathroom with a shower-over-bath is located upstairs. Both feature pastel blue décor, modern white sanitaryware, and chrome towel heaters.





# Outdoor

space and parking



## Fully enclosed southeast-facing rear garden

The south-east-facing rear garden is fully enclosed and landscaped with a lawn and leafy planting. A powered summer house, with picture glazing framing garden views, provides a tranquil retreat for hobbies or home working, whilst a shed offers useful storage. Parking along Madeira Place

is regulated under Controlled Parking Zone N8 for residents' convenience.

Extras: The sale includes all fitted flooring, window coverings, light fittings, and appliances.

# Property Name

11 Madeira Place

# Location

Leith, Edinburgh, EH6 4AN

# Approximate total area:

182.7 sq. metres (1966.6 sq. feet)

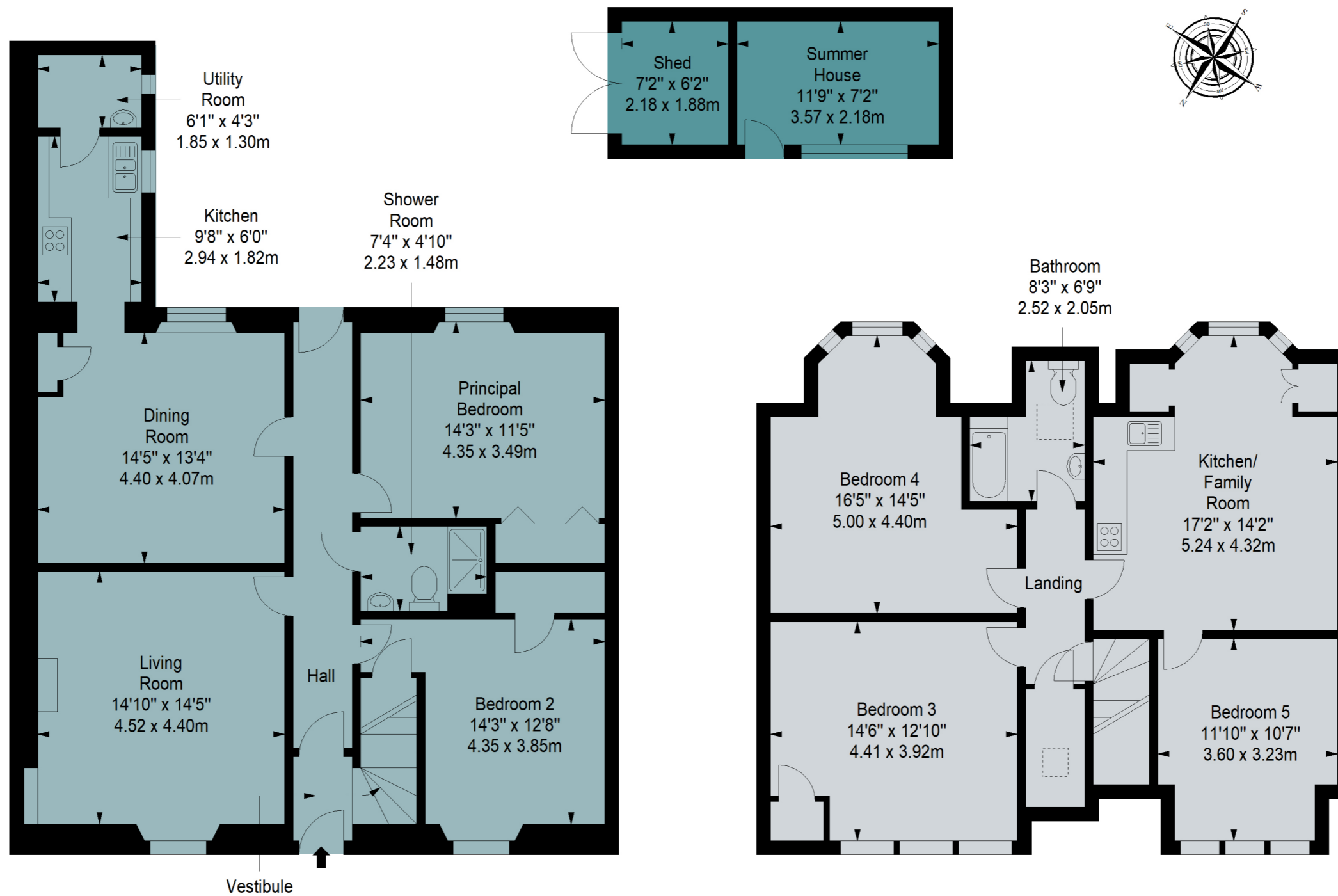
The floorplan is for illustrative purposes.  
All sizes are approximate.

- Ground Floor
- Second Floor
- Externals

EPC Rating - C

Council Tax Band - F

Home Report Value - £600,000





# Leith

# Leith

One of the Scotland's most vibrant, culturally diverse neighborhoods



Historic 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. Body

Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

---

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

 **espc** CHARTERED FIRM

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.