



16/5 Harrismith Place
LEITH | EDINBURGH | EH7 5PE

warners
solicitors & estate agents

PRIVATE
PROPERTY
STRICTLY
NO PARKING



16/5 Harrismith Place

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Warners are delighted to offer this attractive and well-presented two-bedroom second-floor flat, complete with private residents' parking, ideally located in the ever-popular Easter Road area.

The property enjoys a superb position, offering a wealth of local amenities on the doorstep and excellent transport links, making the city centre and surrounding areas easily accessible.

Internally, the accommodation comprises a welcoming entrance hall with useful storage cupboards; a bright and spacious sitting/dining room enhanced by a charming bay window; and a modern fitted kitchen featuring a range of wall and base units along with integrated appliances. There are two generously sized bedrooms, both benefiting from built-in wardrobes, and a contemporary bathroom fitted with a three-piece suite and electric shower over the bath.

Externally, the property is set within well-maintained communal grounds. Further benefits include private allocated residents' parking, additional visitor parking, gas central heating, and double glazing throughout.

- Prime Easter Road location with excellent local amenities and transport links
- Spacious two-bedroom second-floor flat in well-maintained development
- Bright sitting/dining room with attractive bay window
- Modern fitted kitchen with integrated appliances
- Two double bedrooms, both with built-in wardrobes
- Private allocated residents' parking plus visitor parking
- Gas central heating and double glazing

Council Tax D and Energy Rating C

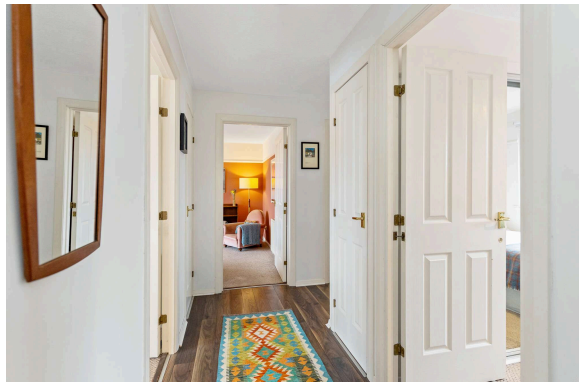
Factor fee approximately £100 per month payable to Hacking and Paterson.

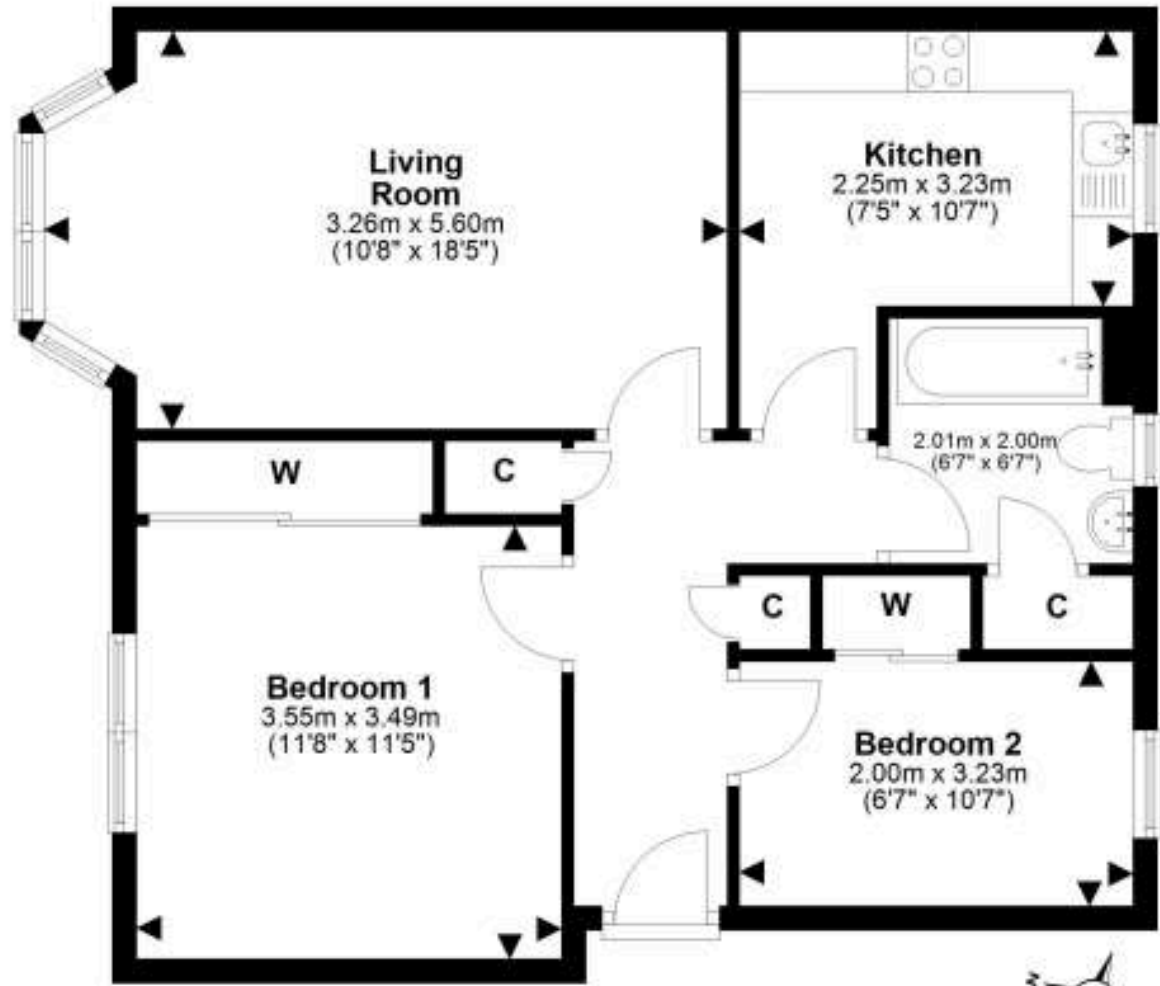
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The sale will include all fittings, fixtures, and white goods. Furniture is not included in the sale but may be negotiated separately.

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.