

6 (flat 19) Couper Street, Leith, Edinburgh, EH6 6HH



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Description

An impressive open plan studio apartment boasting superb views over Edinburgh City Centre skyline forming part of a striking contemporary building within easy reach of the city centre and a short walk to an excellent range of amenities that Leith and The Shore have to offer. Built to a good specification the apartment offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access open green spaces and scenic walks.

Features

- Open plan living area
- Kitchen fixtures and appliances
- Bedroom area with built-in wardrobes
- Shower room fitted with enclosed cistern toilet, wall hung sink, shower enclosure with electric shower and underfloor heating
- Triple-glazed windows
- High performance electric panel radiators, individually controlled and programmable.
- Lift access to all apartments.
- Communal amenity deck garden area
- Communal car park with access controlled gate
- Secure communal cycle store

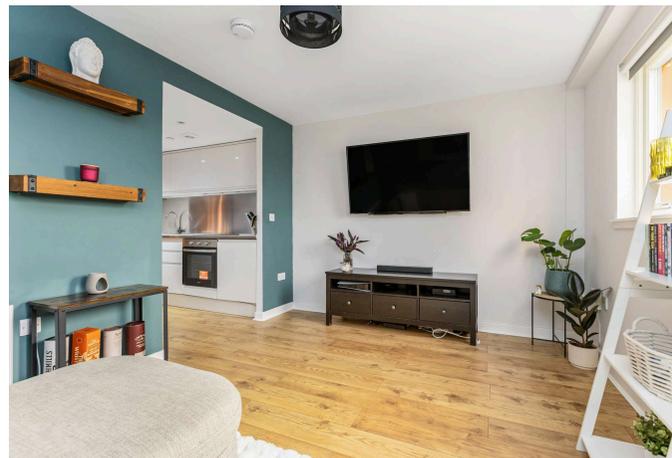
Extras

The oven, hob, fridge freezer and washer dryer are included.

Factor

The development is factored by Trinity Factors for approx. £125 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

EPC Rating: B



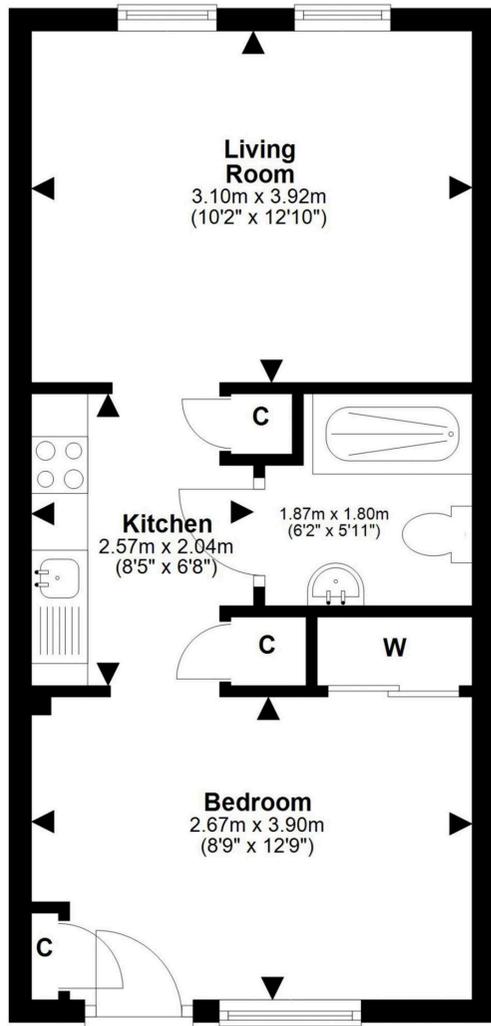
Location

The vibrant and cosmopolitan area of Leith, is a hub for socialising boasting an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a multi-screen cinema, gym, and restaurants. 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 Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. It benefits from an excellent public transport system with 24-hour buses and a nearby tramline which connects Leith to the city and to Edinburgh International Airport.

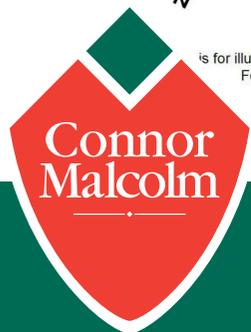
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

