



21/5 Edina Place
Leith, Edinburgh
EH7 5RN



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Please contact us for
more information:

0131 555 7055
property@watermans.co.uk





Summary

Located within the listed former Edina Print Works, this stylish two-bedroom ground-floor flat combines historic character with contemporary décor. Arranged over two levels, it features a bright open-plan living/dining room and integrated kitchen, illuminated by tall, multi-aspect windows with plantation shutters. A striking spiral staircase leads to the upper double bedroom, while a second double bedroom, modern shower room, and useful built-in and attic storage complete the accommodation. Shared gardens and residents' parking add further appeal, with the amenities and transport links of bustling Easter Road close at hand.

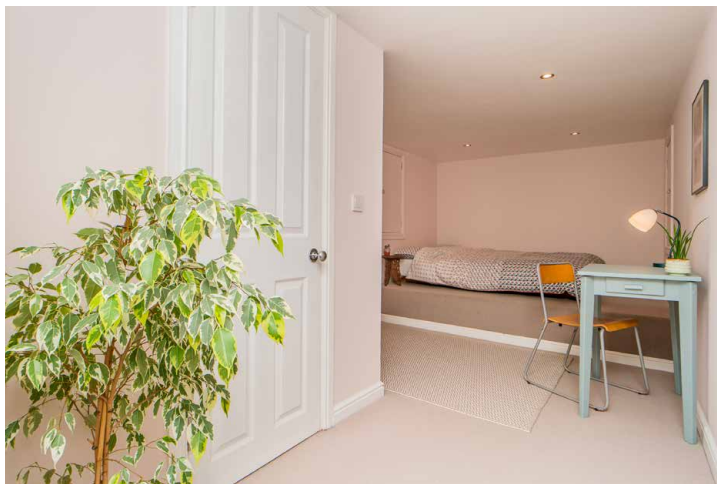
Extras: All fitted floor and window coverings, and light fittings are included in the sale.

Factor: The factor is managed by Allied Surveyors Scotland at an approximate monthly cost of £40.

Features

- Well-connected city location just off Easter Road
- Duplex ground-floor flat within a historic B-listed development
- Communal vestibule with secure entry
- Private entrance vestibule and hall
- Spacious, light-filled living/dining room open to an integrated kitchen
- A generous double bedroom on each level
- Contemporary shower room
- Feature spiral staircase
- Useful built-in and attic storage
- Access to maintained communal gardens
- Convenient residents' parking
- Electric heating and double glazing

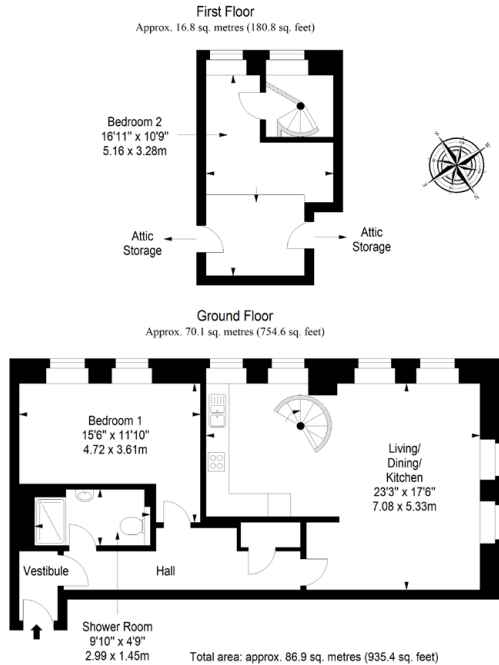








Floorplan



Watermans

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU

0131 555 7055

property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU

0141 483 8325

westcoast@watermans.co.uk

espc

rightmove



EPC Rating - B | Council tax band - D | Home report Value - £320,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.