

**67 Madeira Street
Edinburgh EH6 4AX**

Offers Over £600,000

- Large living room featuring ornate cornice, centre rose and working fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, induction hob, electric oven and integrated appliances
- Three double bedrooms
- Snug area
- Family bathroom fitted with three-piece suite and mains walk in shower featuring rainwater shower head
- W.C
- Gas central heating
- Private garden to rear
- Off-street gated parking and large outbuilding

Council Tax Band: D

Tenure: Freehold



2



3



1



EPC C



Maindoor Flat

Blair Cadell are delighted to bring to market this rarely available main-door property on the highly sought-after Madeira Street. Offering generous living accommodation, three double bedrooms, a private garden, and excellent outdoor amenities, this fantastic home is perfectly suited to family living. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises a beautiful living room featuring ornate cornicing, a ceiling rose, and a working fireplace, creating a warm and inviting space to relax and entertain family and friends. The spacious kitchen/diner is flooded with natural light and benefits from direct access to the garden, making it ideal for both everyday family life and hosting guests. The kitchen is fitted with a range of floor and wall-mounted units, an induction hob, electric oven, and an array of integrated appliances. There are three generously proportioned double bedrooms, providing ample space for growing families. In addition, a second reception room/snug offers excellent flexibility and could be utilised as a playroom, home office, or cosy sitting room. The family bathroom is fitted with a modern three-piece suite and a mains-powered walk-in shower with rainfall showerhead. The welcoming hallway provides excellent storage and is complemented by a convenient WC. Further benefits include gas central heating throughout and a mixture of single and double-glazed windows. Externally, the property boasts a serene and private garden featuring apple trees, a pond, and a well-maintained lawn, providing a wonderful outdoor retreat. In addition, there is a large outbuilding, gated off-street parking, and an electric vehicle charging point.

Leith is renowned for its vibrant atmosphere and offers an exceptional selection of eateries, including Michelin-starred restaurants, cosy cafes, and charming wine bars. Everyday conveniences are within easy reach, with major supermarkets and Ocean Terminal nearby, providing a gym, cinema, and additional shopping options. For outdoor enthusiasts, the area boasts several open-air recreational facilities, public parks, and the picturesque village and harbour of Newhaven, perfect for a leisurely afternoon stroll. Excellent transport links, including the city bypass just a short drive away, offer easy access to destinations further afield.

Viewing by appointment on 0131 337 1800

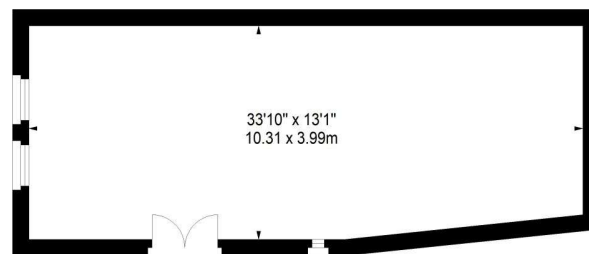




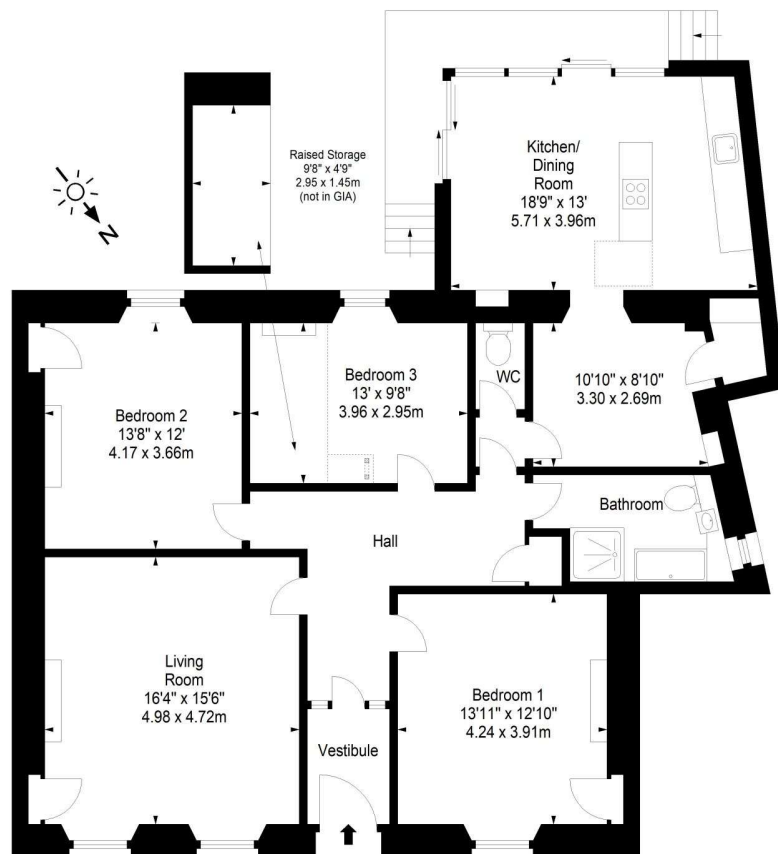
Madeira Street,
Edinburgh,
Midlothian, EH6 4AX



Approx. Gross Internal Area
1460 Sq Ft - 135.63 Sq M
Out Building
Approx. Gross Internal Area
428 Sq Ft - 39.76 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



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