



4/6 Ropemaker Street
LEITH | EDINBURGH | EH6 7AN


warners
solicitors & estate agents



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Warners are delighted to present to the market this immaculately presented second-floor apartment, forming part of a modern, well-maintained development in the highly sought-after district of Leith. Ideally positioned for a wealth of excellent amenities, superb transport links and extensive open green spaces, this impressive home offers an excellent blend of contemporary living and convenience. Further benefits include lift access, secure underground parking and a desirable south-facing balcony.

The accommodation comprises a welcoming entrance hallway with excellent storage, leading into a bright and generously proportioned open-plan lounge and kitchen. The contemporary kitchen is fitted with a range of modern units and benefits from ample space for dining, while French doors provide access to the south-facing balcony, creating an excellent space for outdoor relaxation. The principal bedroom features built-in wardrobes and an elegant en-suite shower room, while the second well-proportioned double bedroom also benefits from built-in storage. A stylish main bathroom with shower over bath completes the accommodation.

Leith is renowned for its vibrant atmosphere and excellent choice of independent cafés, bars, restaurants and leisure facilities, while the property is also ideally placed for easy access to Edinburgh city centre. With its excellent presentation, contemporary accommodation and highly convenient setting, this attractive apartment would make an ideal home for first-time buyers, professionals or investors and early viewing is highly recommended.

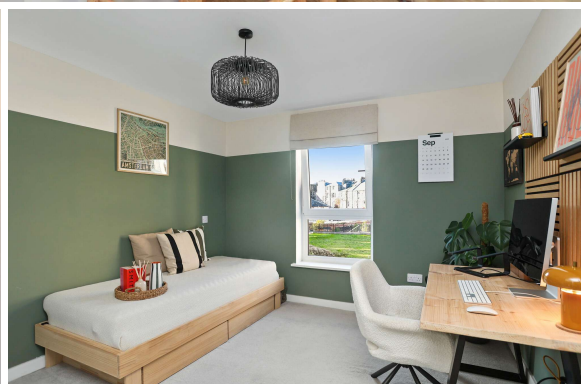
- Immaculately presented second-floor apartment
- Desirable south-facing balcony
- Bright open-plan lounge/kitchen with dining space
- Principal bedroom with en-suite
- Secure underground parking & lift access
- Highly sought-after Leith location with excellent amenities and transport links

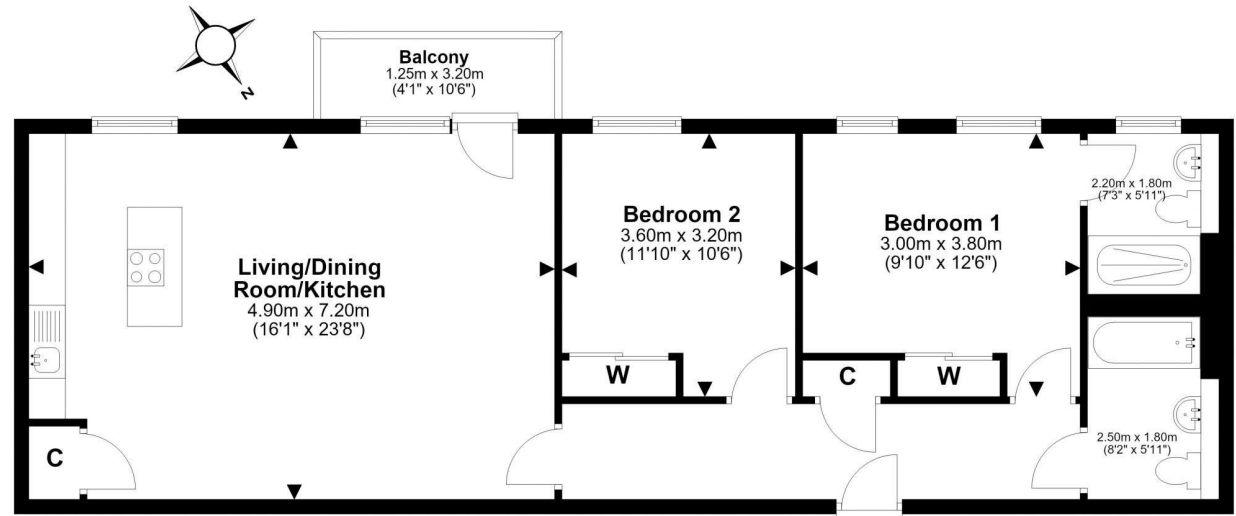
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property including washer/dryer & dishwasher, other items include all blinds and shoe rack. EPC: CT: Factoring: Ross & Liddell approx. £100 P./M.

The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, with the Leith School of Art, and Leith Theatre. The area offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets available at the nearby St James Quarter. 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. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International 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.