



5/5 BOTHWELL STREET

Leith, Edinburgh, EH7 5PY



1

Public Room



1

Bedroom



1

Bathroom



5/5 BOTHWELL STREET

Set within a traditional tenement in sought-after Leith, this attractive first-floor flat combines contemporary interiors with bright, well-planned accommodation. The property features a welcoming hall with storage, a generous open-plan living and dining area with press storage, and a modern kitchen finished with quality worktops and stylish downlighters. A spacious double bedroom with a built-in wardrobe is complemented by a versatile box room or study, ideal for home working, alongside a sleek shower room with vanity storage.

Positioned close to Leith's vibrant waterfront, 5/5, Bothwell Street enjoys easy access to independent cafés, restaurants, bars, everyday shopping, and scenic green spaces, with excellent public transport and tram links providing swift connections into Edinburgh city centre and surrounding areas.









C
EPC
RATING

B
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- First-floor flat in sought-after Leith
- Part of a traditional tenement building
- Attractive, contemporary interiors
- Secure-phone entry system
- Entrance hall with storage
- Generous, open-plan living/dining area with press
- Modern kitchen with quality countertops and downlighters
- Spacious double bedroom with built-in wardrobe
- Versatile box room/study
- Modern shower room with vanity storage
- Shared gardens
- On-street parking



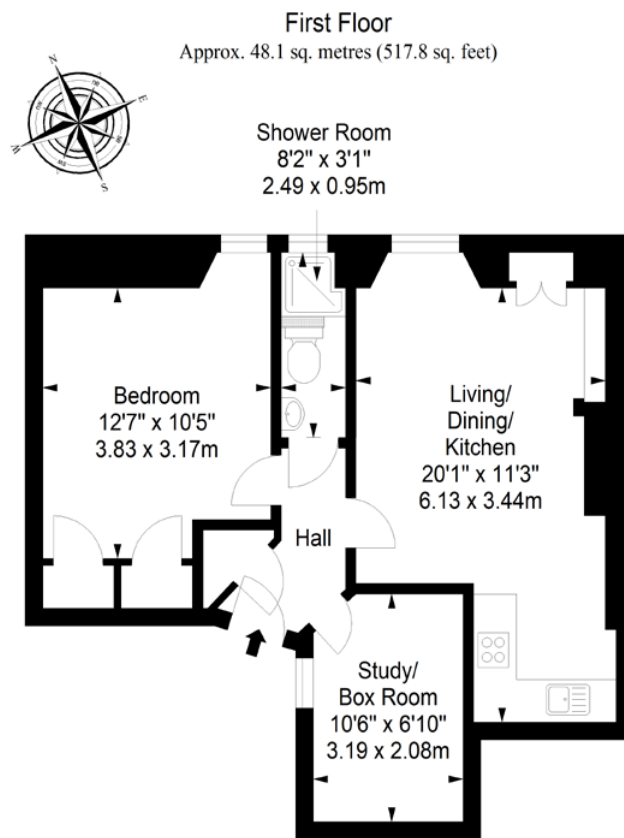


Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



LEITH, EDINBURGH

Historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



Total area: approx. 48.1 sq. metres (517.8 sq. feet)

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