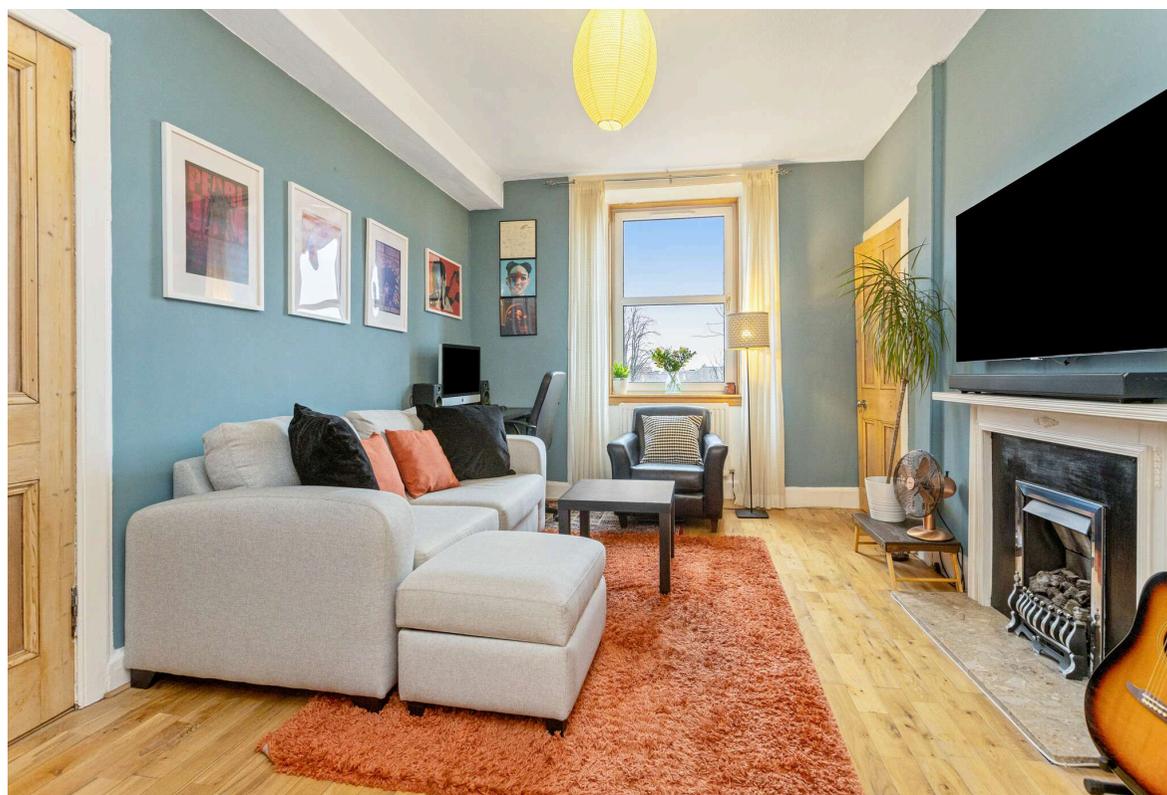




83/8 Iona Street
LEITH | EDINBURGH | EH6 8RP


warners
solicitors & estate agents



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Superb starter flat, featuring on trend decor, natural wood flooring, stripped doors and plenty of storage space, quietly positioned to the rear of the building and boasting a highly sought after setting close to excellent amenities and transport links.

Viewing is highly recommended to appreciate this lovely second floor flat forming part of a traditional tenement. It would be ideal for a first time buyer looking for a centrally situated home which is ready to move into.

- Excellent location close to Leith's amenities and trams
- Entrance hallway with stripped wood doors
- Fashionably open plan living room/fitted kitchen with feature fireplace and handy utility cupboard
- Double bedroom with deep built-in wardrobe
- Fully tiled shower-room/mixer shower/neutral tone tiling
- Separate WC
- Gas central heating
- Double glazing
- Security entryphone system
- Shared rear garden
- Permit parking on street

Energy Rating C. Council Tax band B.

Included in the sale will be all curtains/blinds, light fixtures, oven/hob, fridge/freezer, washing machine, microwave, and in the bedroom the window box, chest of drawers and side table. The TV and soundbar will also be included in the sale.

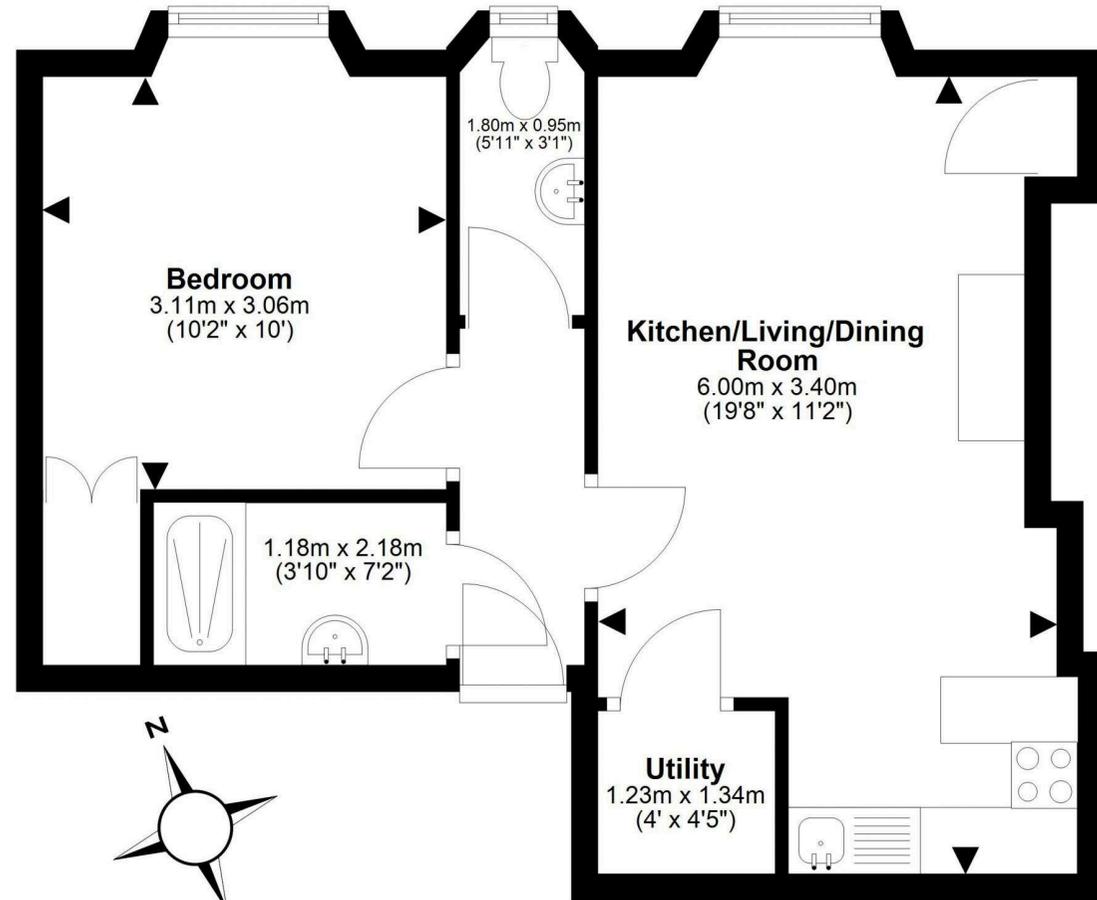
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. 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 space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh 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.