



1/5 Chandler Crescent
LEITH | EDINBURGH | EH6 7AP

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Located on the second floor, this stylish two-bedroom apartment boasts a private south-facing balcony within The Ropeworks, a modern, highly regarded development set amidst beautifully landscaped communal gardens adjacent to Leith Links.

Forming part of a contemporary four-storey development in the sought-after Leith Links area of Edinburgh, the property was constructed in 2019 by the award-winning Teague Group. It has been thoughtfully designed to blend style with practicality, offering high-quality finishes throughout. The accommodation is bright, spacious, and presented in immaculate, move-in condition. Contemporary decor, quality flooring, and an abundance of natural light create a welcoming and airy living environment. The private balcony provides an excellent outdoor extension of the living space, enjoying a pleasant outlook over the landscaped residents' gardens.

The property further comprises two well-proportioned double bedrooms, each with built-in wardrobes, with the principal bedroom also benefiting from an additional storage cupboard. A modern, fully tiled family bathroom completes the accommodation, featuring a mains-powered shower over the bath. Residents benefit from a range of excellent amenities, including secure bike storage, lift access, on-street parking, and well-maintained shared outdoor areas.

- South-facing private balcony overlooking landscaped gardens
- Secure on-street parking within a modern, sought-after development
- Built in 2019 by award-winning developer Teague Group
- Immaculate, move-in condition with bright, contemporary interiors
- Excellent location near Leith Links, tram links, and city centre
- Lift access, secure bike storage, and well-maintained communal grounds
- Less than 10min walk to tram stop - connecting to wider parts of the city

Energy rating B. Council tax band D. Factor is managed by Ross + Liddell and costs around £80 a month.

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.

Extras included in this sale will be the blinds, light fittings, Induction hob, oven, dishwasher, fridge, freezer and washing machine/tumble dryer.



