



20 (1F1) Edina Place  
LEITH | EDINBURGH | EH7 5RR

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Set in a traditional tenement on a quiet cul-de-sac just off Easter Road, moments from excellent amenities, quick transport links and within easy walking distance of the city centre is this immaculately presented two-bedroom first floor apartment. Boasting traditional features, gas central heating, double glazing and a well-kept communal garden this property would make an ideal buy in a tranquil, yet well-connected location. The accommodation comprises a welcoming entrance hallway with storage cupboard, a bright twin windowed lounge with feature fireplace, a contemporary dining kitchen with attractive units and currently comprising a washing machine, gas hob, oven and fan, fridge, freezer and pantry. There are two well-proportioned bedrooms, one with built in storage and a further box room. Completing the accommodation is the bathroom with shower and WC.

- Entrance hall
- Bright and Spacious living room
- Fully fitted Dining Kitchen
- Two well-proportioned bedrooms with built in storage
- Box room
- Bathroom with shower and WC
- Ample storage
- Double glazing and Gas Central Heating
- Permit parking and Shared Garden

Council Tax Band: C Energy Rating: C

All fixtures, curtains, blinds, washing machine, fridge and freezer will be included in the sale. The chest of drawers and wardrobes with the bridging unit in the main bedroom, and the small wardrobe in the other bedroom will also be included in the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.



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 the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets 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 range of high street shops, 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 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.

