

25 (flat 5) Huntingdon Place, Leith, Edinburgh, EH7 4AT



### Description

Well appointed two bedroom second floor apartment forming part of a deluxe modern development within easy walking distance of the city centre and an excellent range of local amenities on nearby Leith Walk. Offering comfortable and easily manageable living space, this attractive home represents an ideal property for an individual, professional couple or students wishing to live close to the city centre but with easy access to open green spaces.

- Reception hall with storage
- Living/dining room
- Well equipped kitchen
- Two very spacious double bedrooms both with fitted wardrobes and master featuring an en-suite
- Bathroom consisting of a three-piece suite with shower over
- Gas central heating and double glazing
- Secure entry system
- Private allocated parking space within a secure communal underground garage
- Residents on street permit parking

### Extras

All light fittings, curtains and curtain rails, oven, hob, high level fitted cabinets in the hall & washing machine are included.

### Factor

The development is factored by James Gibb for approx. £250 per quarter according to the vendor. This includes maintenance of communal areas and block building insurance.

**EPC Rating: B**



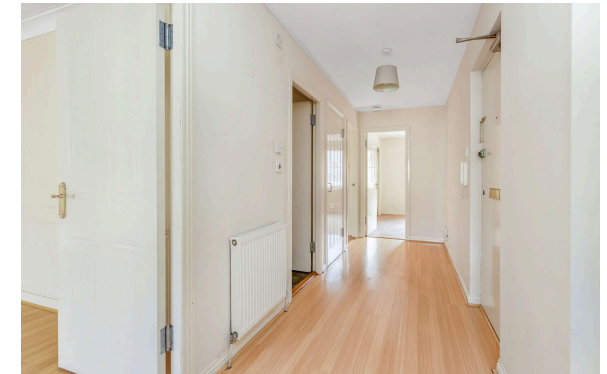
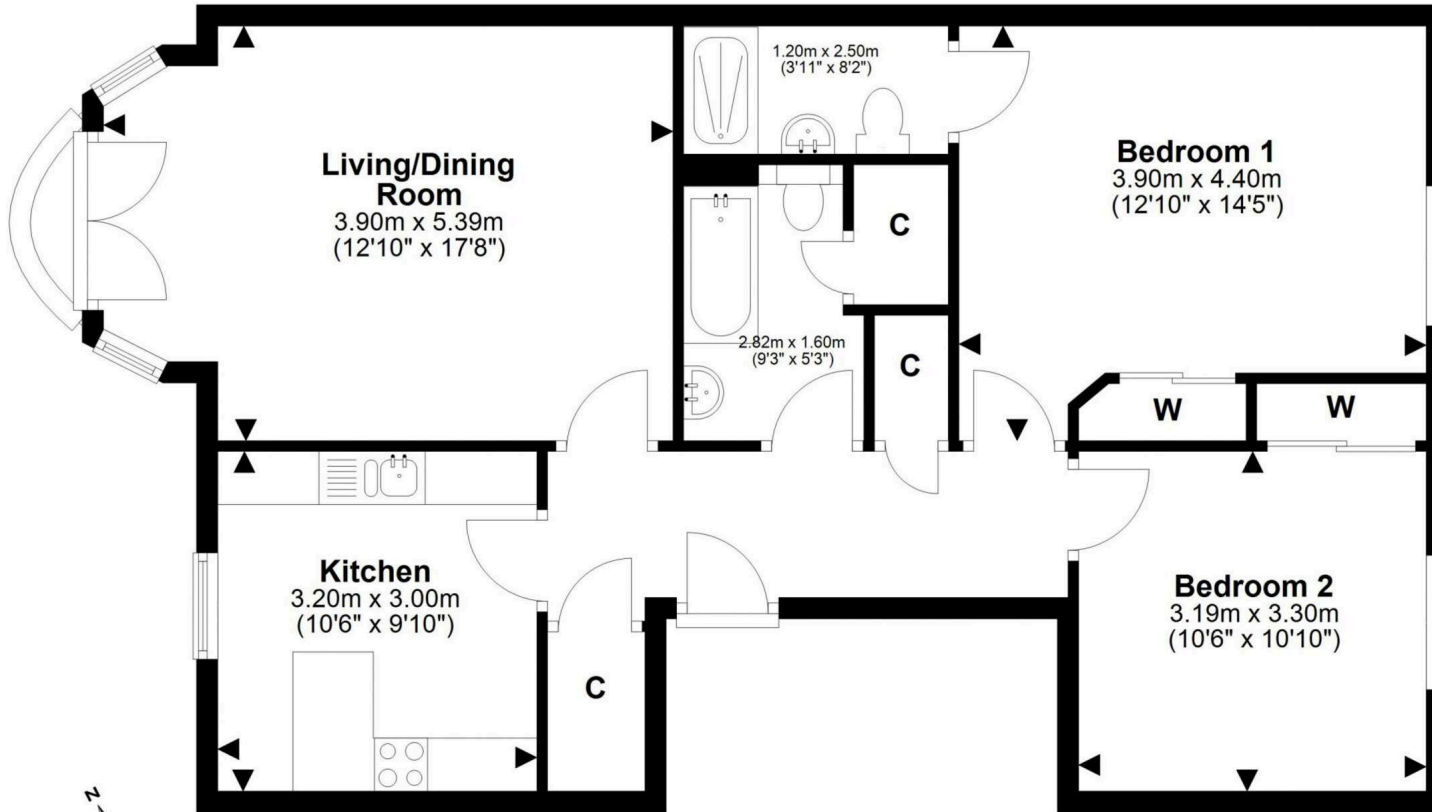
### Location

The vibrant and cosmopolitan area of Leith, previously named by Timeout as one of the coolest neighbourhoods in the UK, 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, hosting the annual Leith and Mela festivals, the Leith School of Art, and the Leith Theatre. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the prestigious shopping and leisure destination of St James Quarter is a short walk away. The neighbouring Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, and the vast green spaces of Holyrood Park and Arthur's Seat are all within walking distance. For the fitness enthusiast, Leith Victoria Swim Centre is nearby. It benefits from an excellent public transport system with multiple bus routes servicing the whole city and tram network connecting Leith to the city and to Edinburgh International Airport.

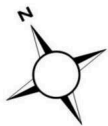
### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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