



14/13 Queen Charlotte Street
Leith
Edinburgh
EH6 6AT







Superb second floor flat with high ceilings and plenty of natural light forming part of the exclusive St Mary's Lofts development, set in the fashionable Leith residential area.

Property Details

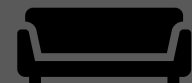
- Welcoming entrance Hall with entryphone handset. Deep storage cupboard. Second built in cupboard.
- Bright and spacious Living Room with window to front. Feature panelled wall.
- Open Plan to a stylish and modern fully fitted Kitchen with matching wall and base units. Integrated hob and oven. Integrated washer/dryer, dishwasher and fridge/freezer. Ample worksurfaces with stainless steel sink and tiled splashback. Windows to front and side. Space for good sized dining table and chairs.
- Main Bedroom with window to side. Built in mirrored wardrobes with hanging space and shelving and additional high level storage cupboards above. En Suite Shower Room with white two-piece suite and shower compartment with mixer shower. Large mirror.
- Second Double Bedroom with window to side. Built in mirrored wardrobes with hanging space and shelving and additional high level storage cupboards above.
- Third Bedroom with window to front. Built in wardrobes with hanging space and shelving.
- Contemporary Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Large mirror. Extractor.



3



2



1





Location

Leith continues to develop and improve in character and appeal and this property offers an excellent opportunity to live in the heart of this thriving community. The area boasts many popular wine bars and restaurants, including three holding Michelin stars, together with good local amenities and shopping facilities.

The property is also situated close to both the Scottish Government offices and the Ocean Terminal complex which is currently undergoing an extensive redevelopment, further details are available at <https://www.development-oceanterminal.com>.

Regular bus services provide good access to the city centre and beyond and the city bypass can be easily reached, by car, providing good access to all the major road networks. The Shore tram stop is just a short walk away, providing frequent and speedy access to the City Centre and Edinburgh International Airport.

Entrance to the flat is through a well-maintained common passage and stair with the added benefits of a lift and security entrance system. The building and grounds are maintained by Trinity Factors at a cost of approximately £188 per calendar month. This includes the maintenance of communal areas and buildings insurance.

Internally the property offers spacious and flexible accommodation and is in excellent decorative order throughout. The flat benefits from gas central heating, double glazing and good storage facilities including a large loft space.









EXTERNAL

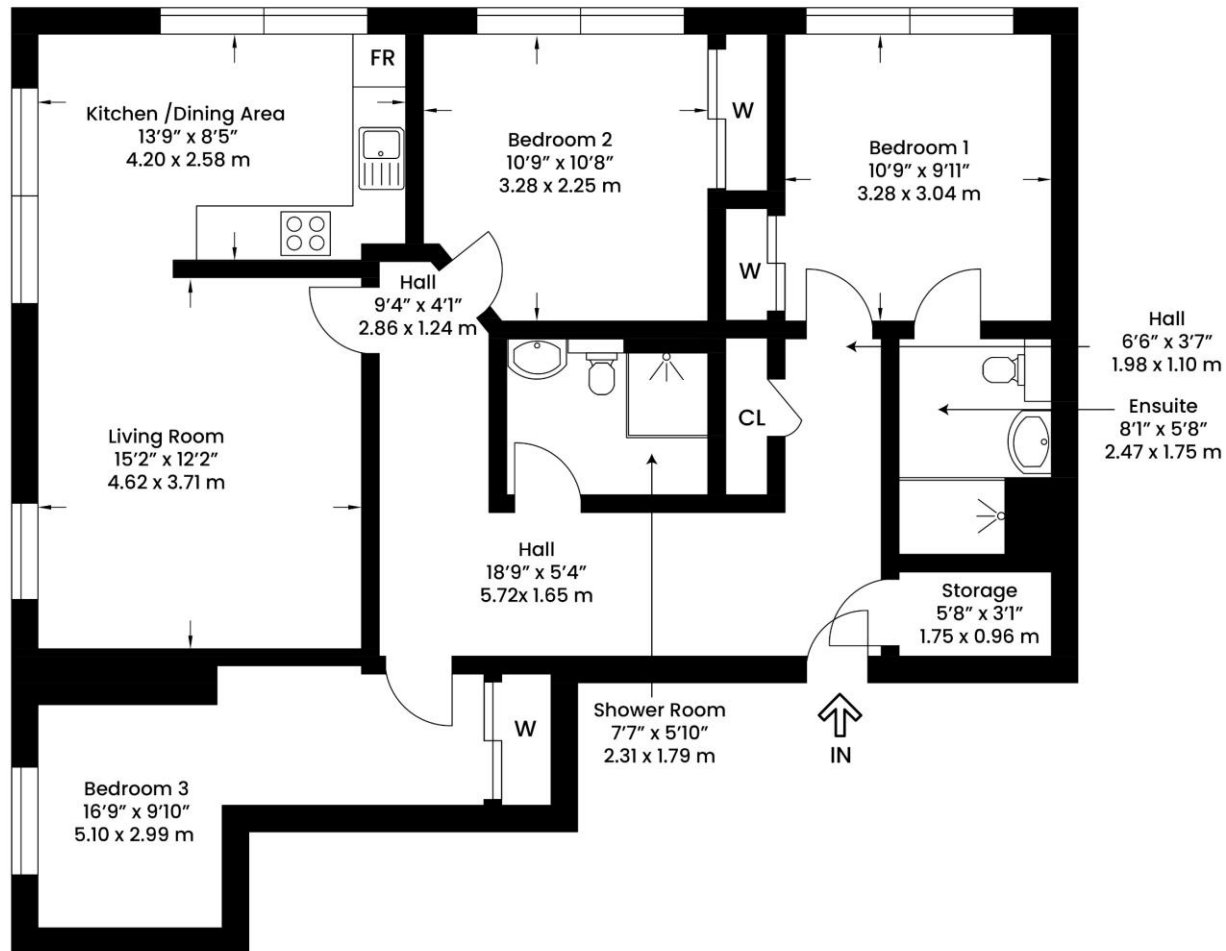
The property benefits from an allocated parking space. In addition, there are visitor parking spaces.

Bike store.

Energy Efficiency Rating: C

Council Tax Band: E





vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

