



91/15 Constitution Street, Leith,, Edinburgh, EH6 7AE



## Welcome

Forming part of a beautifully converted bonded warehouse, this characterful third-floor apartment effortlessly combines period charm with modern-day living. Boasting generous proportions, excellent natural light and allocated parking, the property offers a unique home in a sought-after waterfront setting.

The accommodation is centred around an exceptionally spacious open-plan lounge, kitchen and dining area, creating a fantastic space for both everyday living and entertaining.

The stylish kitchen is fitted with an excellent range of contemporary wall and base units, complemented by a central island providing additional storage and a convenient breakfast bar. A charming electric wood-burning style stove creates an attractive focal point, while French doors with a Juliet balcony allow natural light to flood the room and enhance the sense of space. There is also ample room for a sizeable dining table and chairs.

The principal double bedroom benefits from a modern en-suite wet room, while the second double bedroom is also of generous proportions. A contemporary family bathroom serves the remainder of the accommodation. The welcoming hallway offers an abundance of storage, adding to the practicality of the home.

Further benefits include electrical wet central heating with column style radiators, allocated residents' parking and excellent storage throughout. The property enjoys a bright and airy feel, with an abundance of natural light in every room.







## The Shore

91/15 Constitution Street enjoys a superb position within the heart of Leith, tucked away in a peaceful courtyard setting that offers a welcome sense of tranquillity while being just moments from the vibrant energy of The Shore and wider Leith area.

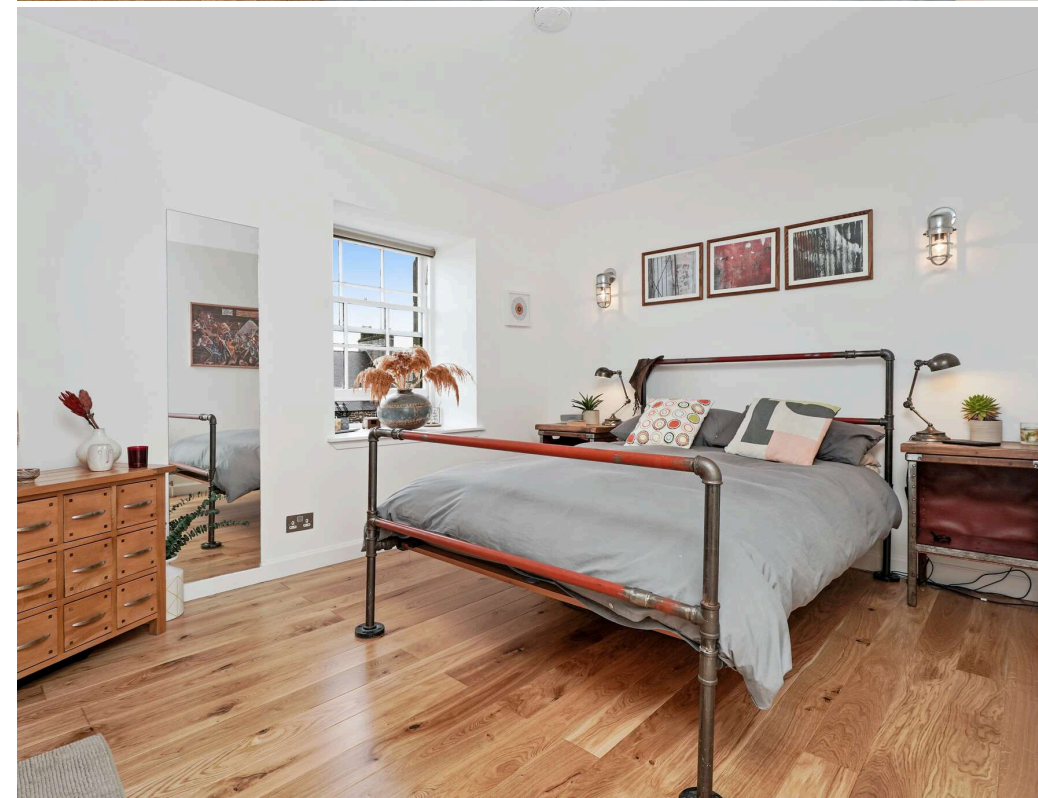
One of Edinburgh's most fashionable and sought-after districts, Leith is renowned for its eclectic mix of independent shops, artisan cafés, stylish bars and award-winning restaurants. From casual waterfront dining to Michelin-starred experiences, residents are truly spoilt for choice. The Shore's picturesque waterfront provides the perfect backdrop for a leisurely stroll, while the area's thriving social scene ensures there's always something new to discover.

For everyday convenience, there is an excellent selection of supermarkets, local amenities and leisure facilities nearby. The recently extended tram network stops virtually on the doorstep, providing swift and direct access to Edinburgh city centre, Edinburgh Airport and beyond. Regular bus services and nearby cycle routes further enhance connectivity.

Combining a peaceful courtyard location with immediate access to one of Edinburgh's most vibrant neighbourhoods, this property offers the best of both worlds.


## Extras

Included in the sale are window coverings and some items can be negotiated upon separately





# Get in touch

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