



Historic charm meets contemporary living by Leith Links!



Set within a beautifully converted B-Listed bonded warehouse, this impressive second floor flat offers a rare opportunity to own a piece of Edinburgh's architectural heritage in the highly sought-after Leith Links area. Perfectly positioned on the edge of the green expanse of Leith Links, the property combines character, comfort, and convenience. The building itself is exceptionally well maintained, featuring a welcoming communal entrance and lift access to all floors, ensuring ease of living. Inside, the apartment is presented in true move-in condition. A hallway with excellent storage leads into a spacious dining lounge, where an original pillar provides a striking architectural feature, adding charm and individuality to the living space. A large hatch connects the lounge to the kitchen, enhancing the open feel and creating an ideal space for entertaining. The contemporary kitchen is fitted with sleek black units, integrated appliances, and a stylish stainless steel breakfast bar positioned at the hatch-perfect for casual dining or socialising. There are two generous double bedrooms, both benefiting from built-in storage, while the bathroom is well-appointed with a bath and overhead shower, modern tiling, and a mirrored cabinet. Further benefits include laminate flooring throughout, double glazing, electric heating, and fitted blinds. Externally, the property enjoys the convenience of an allocated parking space. The location is superb, with a short walk to tram links providing quick and easy access to the city centre and beyond, while the vibrant amenities of Leith are right on your doorstep. A unique and stylish home in one of Edinburgh's most desirable neighbourhoods-early viewing is highly recommended.

Key Features

Communal entrance, with lift (new 2021)

Hallway with storage

Dining lounge

Kitchen

Two double bedrooms

Bathroom

Double glazing

Electric heating

Allocated parking space

Factored by Trinity factors - approx. £968 per 6 months and includes buildings insurance, maintenance of common areas and lift.



Leith Links

Set in the heart of Leith, Leith Links offers an exceptional blend of open green space and rich heritage, creating a truly desirable setting for modern living. This expansive park is characterised by wide, tree-lined avenues, mature greenery, and generous open fields, providing the perfect backdrop for outdoor leisure, from morning runs to relaxed weekend picnics. Steeped in history as one of Scotland's earliest golfing grounds, the Links today serves as a vibrant community hub, hosting local events and offering excellent recreational facilities including sports pitches, tennis courts, and children's play areas. Surrounded by attractive period architecture and situated within the dynamic and ever-popular Leith neighbourhood, with a vast choice of shops, cafes and restaurants, the area combines a strong sense of community with easy access to Edinburgh's city centre, (by tram or bus) making it an ideal location for both families and professionals seeking a balance of tranquillity and urban convenience.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, fridge freezer are included in the sale (no warranties given). Some furniture available if required and some by separate negotiation.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

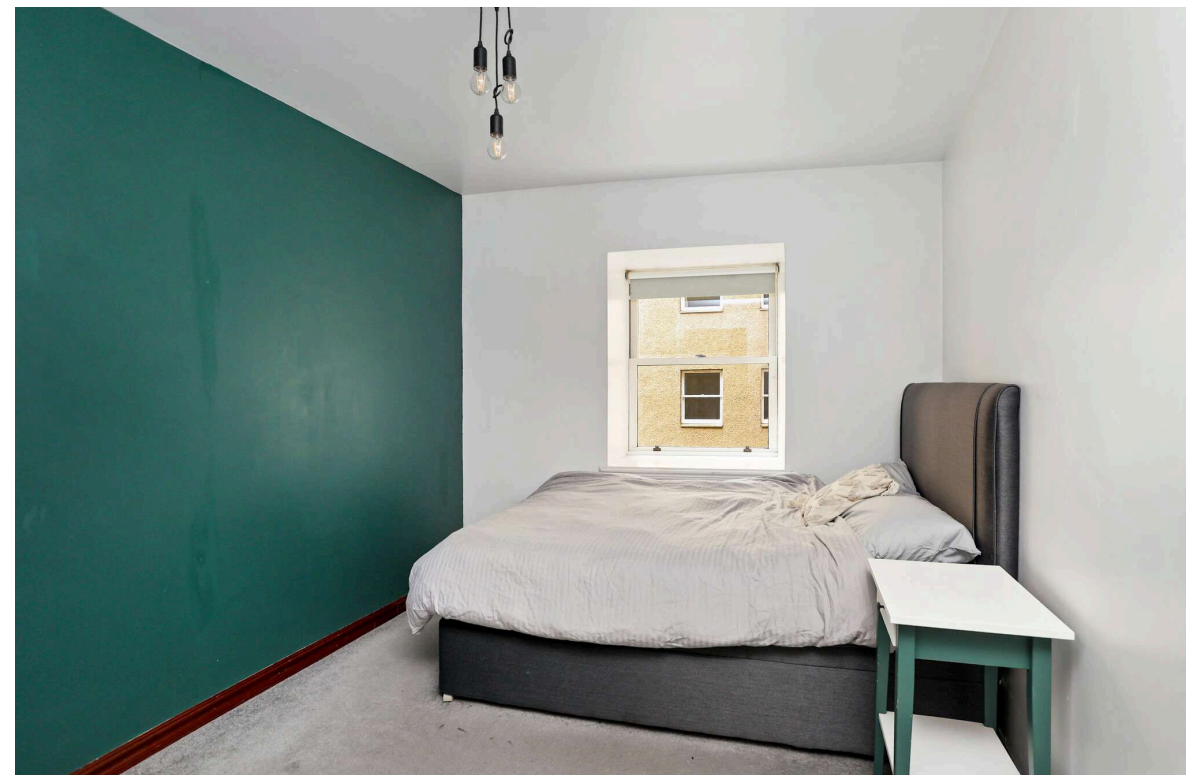
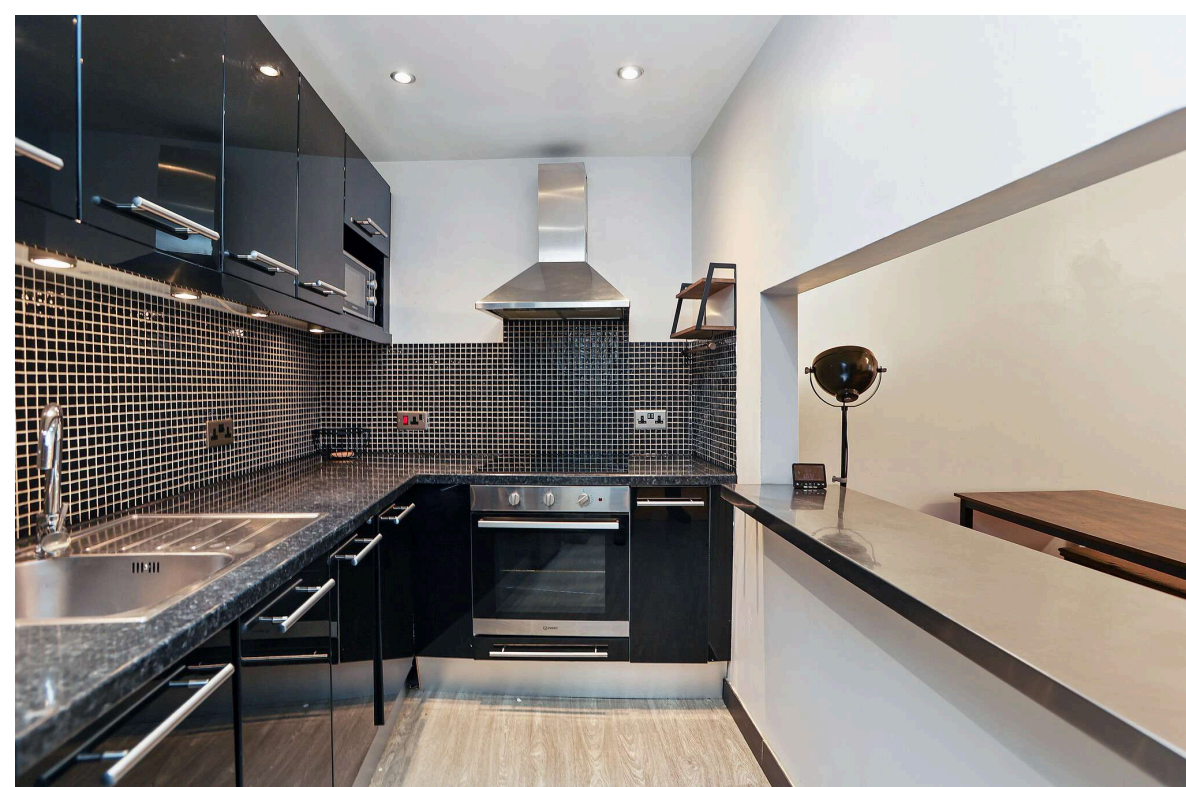
£240,000

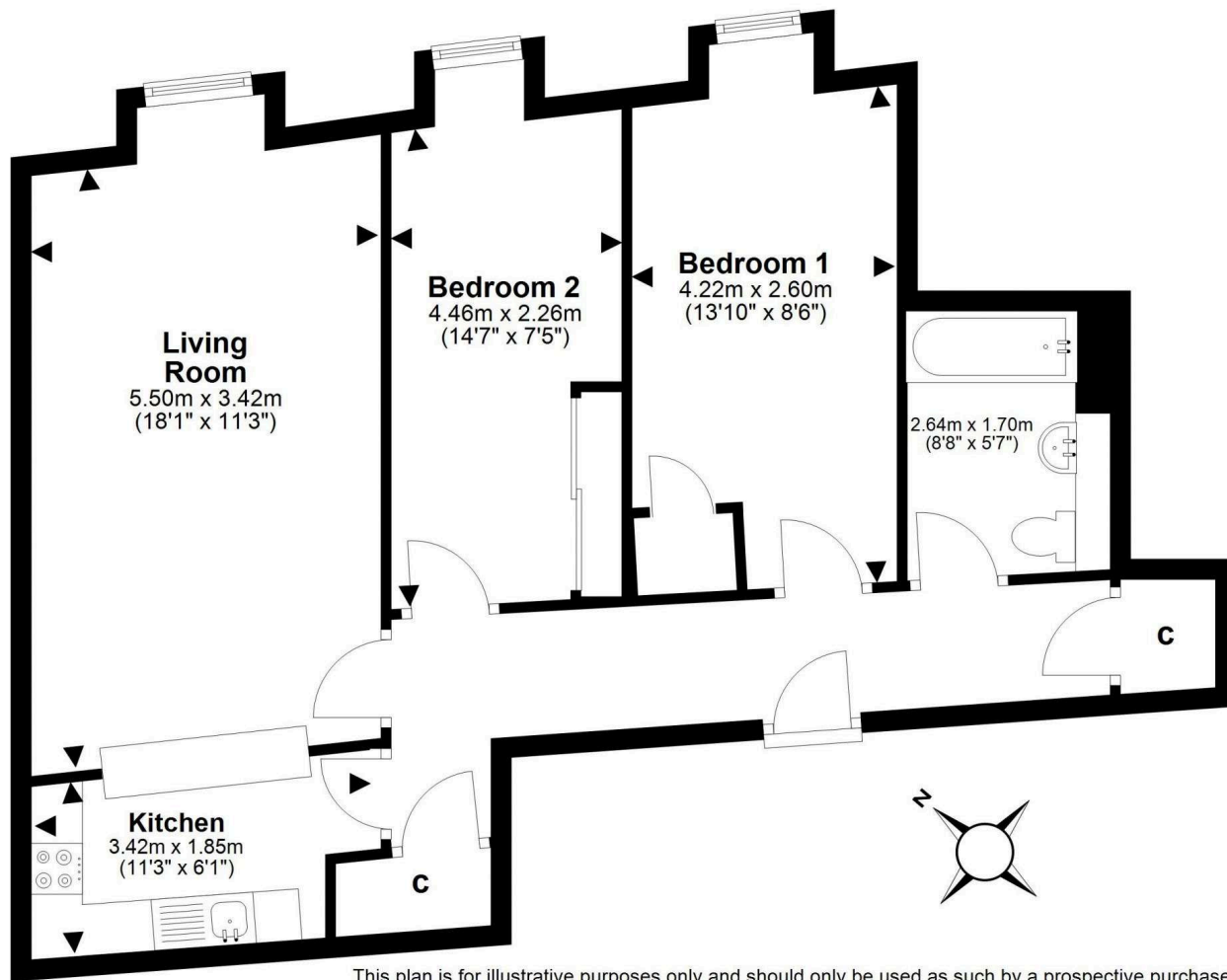
EPC Rating

C

Tenure

Freehold





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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