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2/1 Taylor Gardens
LEITH | EDINBURGH | EH6 6TG

warners
solicitors & estate agents



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Set on a quiet street in the heart of Leith, moments from some of the city's finest cafes, bars and restaurants and moments from the Water of Leith path and quick transport links is this spacious first floor apartment. Boasting period features, electric heating and ample permit parking this property would make an ideal buy in a sought-after enviable location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright bay windowed lounge with detailed cornicing, a contemporary kitchen with attractive units, two well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath.

- Traditional first floor apartment
- Sought after Leith location
- Welcoming hallway with deep storage cupboard
- Bright bay windowed lounge with feature cornicing
- Contemporary kitchen with attractive units
- Two double bedrooms
- Stylish bathroom with shower over bath
- Electric heating
- Permit parking

Energy Rating D. Council Tax C.

All fixtures, fittings, integrated kitchen appliances, blinds and furniture will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant area of Leith, in 2023 Time Out listed Leith as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly 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 multiscreen 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. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.



