



65 Madeira Street
Leith, EH6 4AX

deans 
Solicitors & Estate Agents LLP



MAIN DOOR FLAT

- Sitting Room
- Dining Kitchen
- Three Bedrooms
- Utility Room
- Bathroom
- WC Apartment
- Cellar
- Gas Central Heating
- Private Gardens
- Resident Permit Parking
- EPC Rating – D



Quietly located and forming part of a traditional tenement, this impressive main door flat is situated within the vibrant Leith area to the east of the City. In move-in condition, the spacious accommodation which retains many period features including ornate cornice work and working shutters would make an ideal purchase for the young professionals/family. The property is within easy reach of an abundance of amenities including Ocean Terminal with the fashionable Shore area with its many bars, cafes and restaurants within easy reach. An excellent public transport service passes close by and travels to the City Centre with a tram stop located at Ocean Terminal providing quick access to Edinburgh Airport. Entrance vestibule, welcoming entrance hallway, attractive sitting room with feature fireplace housing the multi-fuel stove, contemporary well laid out dining kitchen with French doors to the rear garden, three good sized double bedrooms/one with practical utility room off, modern bathroom with shower and WC apartment with floor storage above. There are private gardens to the front with the rear being enclosed with paved patio area, bike shed and summer house. Further benefits include sanded floors to some rooms, gas central heating, cellar and residents' permit parking available. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.



Madreia Street,
Edinburgh,
Midlothian, EH6 4AX



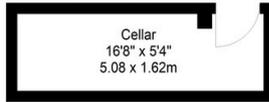
Approx. Gross Internal Area
1253 Sq Ft - 116.40 Sq M

Summer House
Approx. Gross Internal Area
44 Sq Ft - 4.09 Sq M

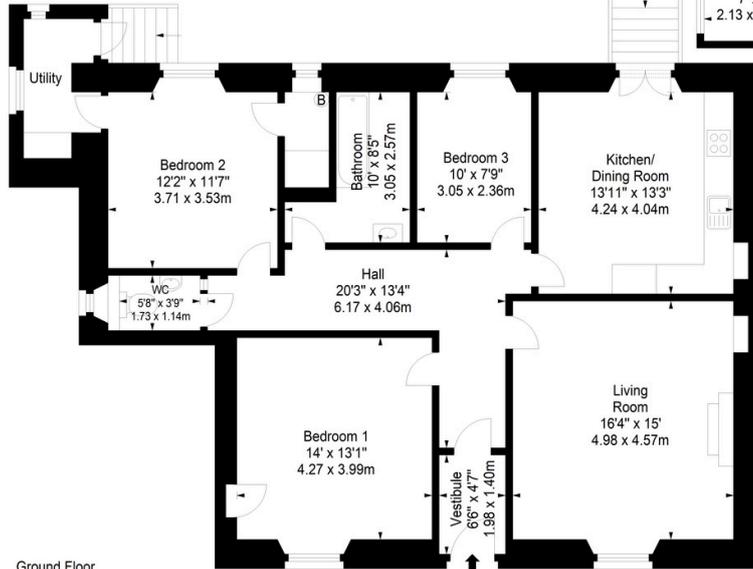
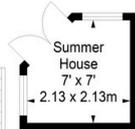
For identification only. Not to scale.
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Cellar
Approx. Gross Internal Area
88 Sq Ft - 8.18 Sq M



Summer House
7' x 7'
2.13 x 2.13m



Ground Floor

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk