

FIXED PRICE £148,000

54/1 North Fort Street
Leith, EH6 4EY

drummondmiller
Solicitors & Estate Agents



- Well-proportioned 1-bed ground-floor flat in Leith
- Large and bright living/dining room
- Well-proportioned double bedroom
- Fitted kitchen with appliances
- Double glazing throughout
- Conveniently located in the popular Leith area

Description

Drummond Miller is delighted to present this bright and well-proportioned one-bedroom apartment, ideally situated in the vibrant and highly sought-after area of Leith.

Offering comfortable accommodation throughout, the property represents an excellent opportunity for first-time buyers, professionals, or investors alike.

The welcoming hallway leads into a spacious living room, enhanced by a useful dining recess that provides flexibility for both relaxing and entertaining. This versatile space comfortably accommodates a range of lounge and dining furniture.

The kitchen is well laid out, offering ample storage and worktop space for everyday cooking. It is fitted with an electric hob, oven, and stainless-steel sink, creating a practical and functional environment.

The generous double bedroom benefits from a built-in mirrored wardrobe, providing excellent storage while maximising floor space.

Completing the accommodation is the bathroom, fitted with a contemporary three-piece suite comprising a WC, wash hand basin, and electric shower.





Central Heating and double glazing

There are double-glazed windows throughout and electric heating.

Garden and parking

The property benefits from access to communal garden grounds.

Unallocated residents' parking area located to the rear of the block.

Location

Leith is one of Edinburgh's most distinctive and sought-after districts, combining vibrant city living with a strong community feel. From 54/1 North Fort Street, residents are particularly well placed for the waterfront and harbour area of Leith, with the nearby Ocean Terminal providing a range of retail, leisure, and dining options.

The property is also within walking distance of the scenic waterfront and the Water of Leith corridor, offering pleasant walks towards both Newhaven and deeper into the city. Slightly further on, The Shore is easily accessible and offers a well-regarded selection of restaurants, cafés, and converted warehouse venues forming part of Leith's popular food and cultural scene. Leith Walk is also reachable on foot, providing a lively mix of independent shops, cafés, bars, and everyday amenities.

Excellent transport links, including frequent bus services and the Edinburgh tram line, ensure quick and convenient access to the city centre and beyond.

Council Tax and EPC

Council Tax band B and has an E-rated Energy Performance Certificate.

Home Report

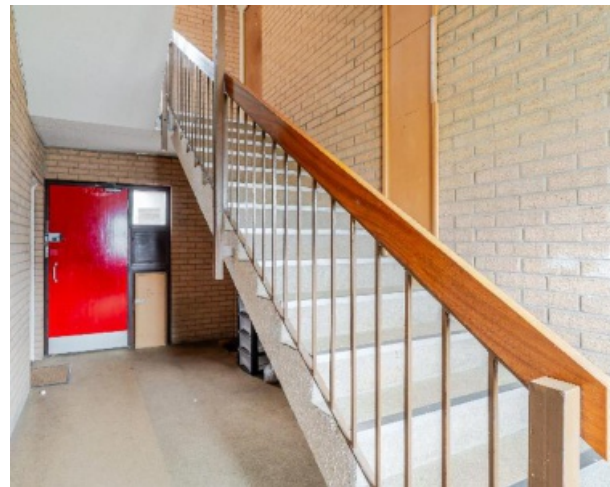
The property has been valued at £150,000, and a link to the Home Report is available from the ESPC website.

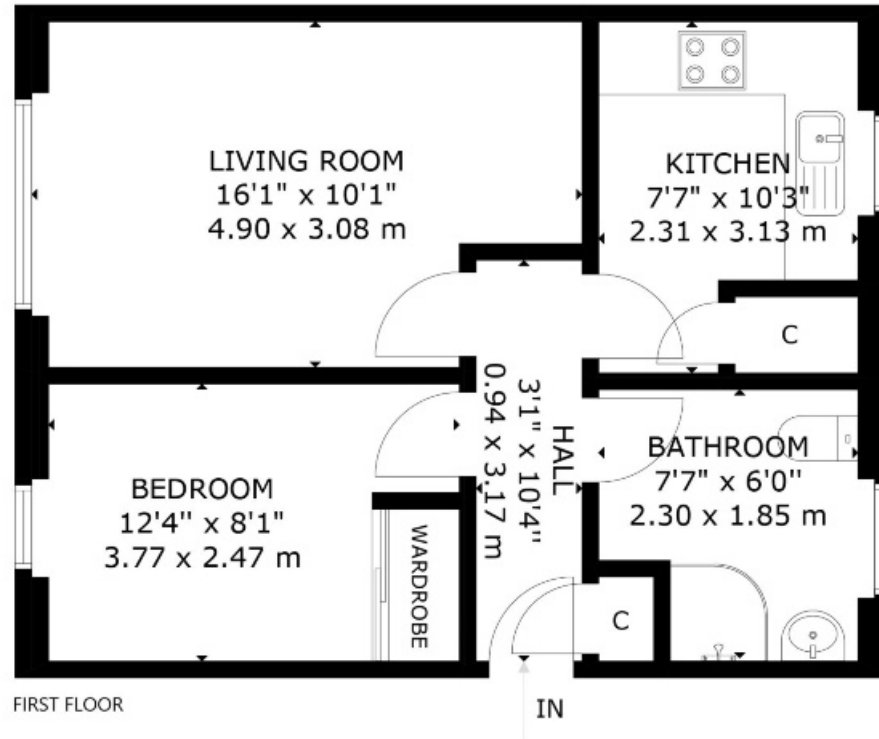
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





54/1 NORTH FORT STREET, EDINBURGH, EH6 4HN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 442 SQ FT / 41 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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