

COULTERS<sup>©</sup>

# 2 INDUSTRY HOMES, INDUSTRY LANE

LEITH, EDINBURGH, EH6 4HA

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Set within a peaceful cobbled lane in Leith's conservation area, this recently renovated one-bedroom upper villa combines charming period character with thoughtfully designed contemporary interiors, a delightful private garden and a versatile garden room, all within easy reach of the Shore and Edinburgh city centre. The Category C-listed property has been meticulously upgraded throughout, with bespoke joinery and intelligent storage solutions making exceptional use of every inch of space.

Accessed via its own private main door, the accommodation is beautifully presented and filled with natural light. The open plan sitting room and kitchen is a welcoming and stylish living space, centred around an attractive feature fireplace. The contemporary kitchen has been carefully designed to maximise both practicality and aesthetics, featuring solid surface worktops, a breakfast bar, bespoke cabinetry and a range of integrated appliances including a fridge freezer and dishwasher.

The double bedroom enjoys a peaceful outlook and incorporates bespoke fitted furniture, including a fixed bed with extensive built-in drawer storage beneath, providing an abundance of cleverly concealed storage.

## KEY FEATURES



Fully renovated upper villa flat.



Situated off a charming cobbled lane.



Double bedroom overlooking the garden.



Delightful private garden with garden office.



Permit parking available on the street.



Within a short walk of The Shore.

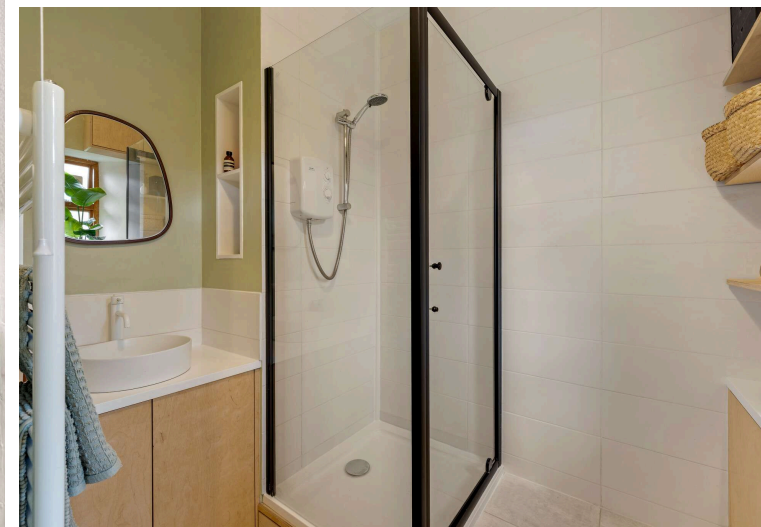


EPC Rating - D



Council Tax Band - B

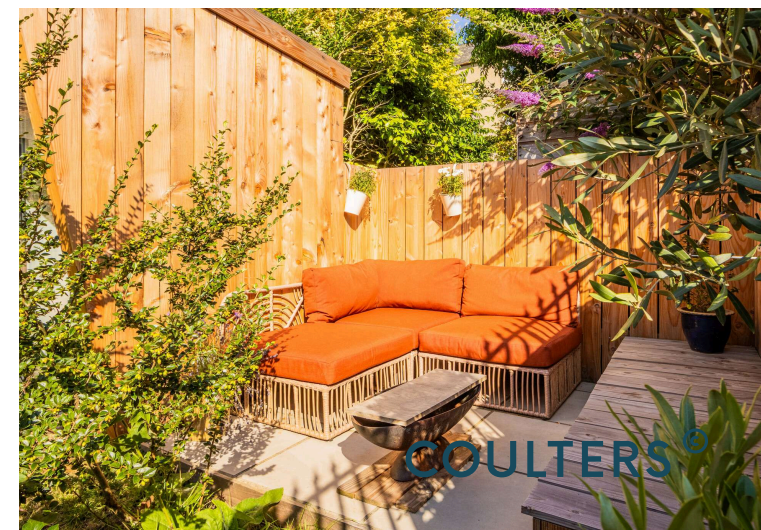




The shower room continues the theme of thoughtful design, complete with custom-made cabinetry and integrated storage beneath the shower tray. A substantial, partially floored attic offers further valuable storage.

A particular highlight of the property is the enchanting private garden. A true sun trap, the garden is beautifully landscaped to create a tranquil and sheltered outdoor retreat. It features a patio seating area, lawn, mature planting and a timber shed. The contemporary garden room has double-glazed windows and provides an exceptional flexible space. It is equally suited as a home office or studio, allowing year-round enjoyment in this peaceful setting.

Further benefits include electric heating.







## THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and highly sought-after district, offering an exceptional variety of leisure, dining and retail options. Situated just to the north of Edinburgh's City Centre, the area is superbly connected by an extensive network of bus and tram services, providing swift access into the City Centre, Edinburgh Waverley railway station and onward to Edinburgh Airport.

The property is ideally positioned to take full advantage of the area's excellent amenities. Ocean Terminal is within easy reach, offering a wide selection of high-street retailers, restaurants and leisure facilities, while a nearby Asda caters for everyday shopping needs.

The nearby Shore area continues to be a major draw, renowned for its stylish bars and award-winning restaurants, whilst the picturesque Water of Leith provides a beautiful setting for walking, running and cycling along the waterfront.

## EXTRAS

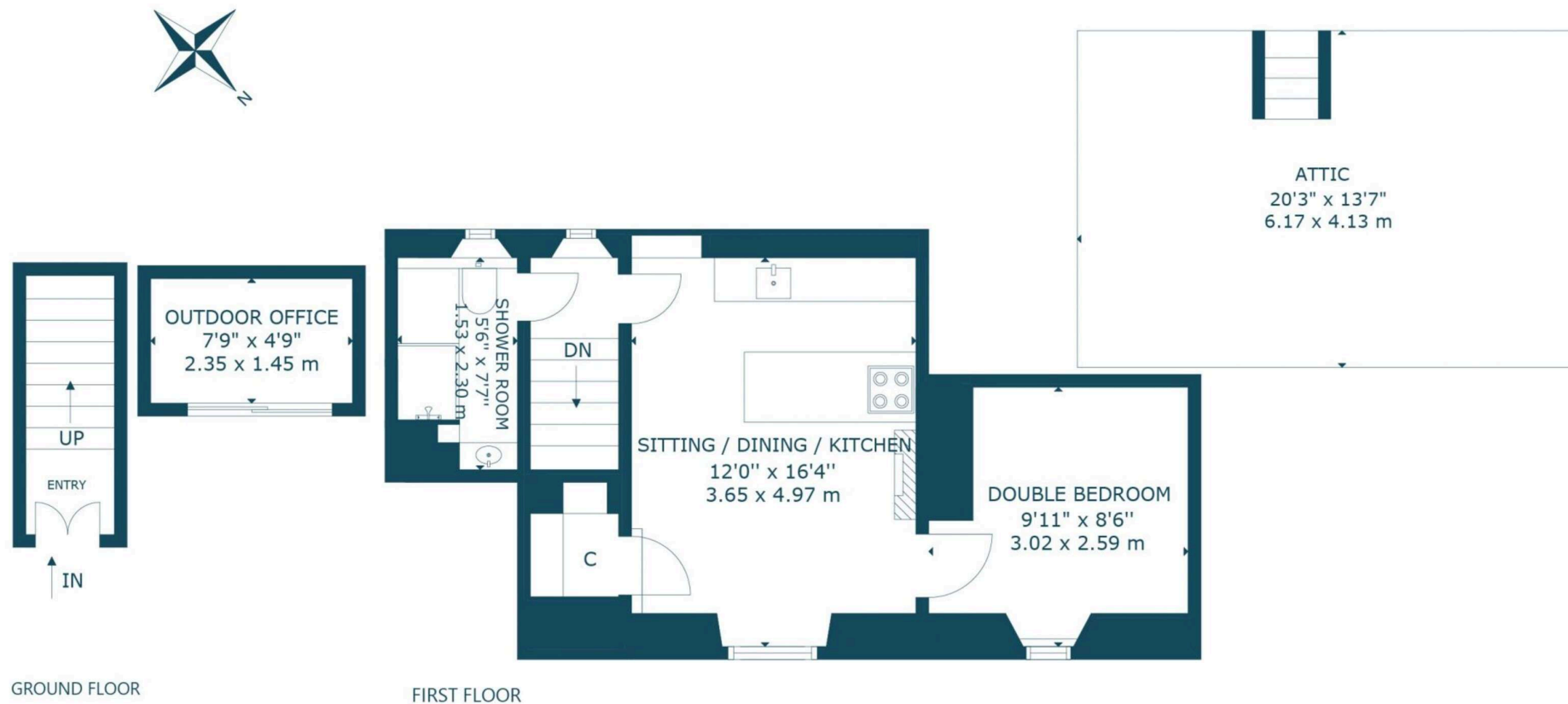
All curtains, integrated appliances, built-in bed and garden structures are included in the sale price.











2 INDUSTRY HOMES, INDUSTRY LANE, LEITH, EDINBURGH, EH6 4HA  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 387 SQ FT / 36 SQ M  
 ATTIC 274 SQ FT / 26 SQ M  
 OUTDOOR OFFICE 37 SQ FT / 3 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.