



1/14 Cables Wynd
LEITH | EDINBURGH | EH6 6DU

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Occupying a prime corner position boasting a south to south-westerly aspect and great views is this stunning, light filled fourth floor apartment with secure parking, conveniently placed to access excellent shops and attractions in Leith and the Shore, and regular tram and bus services to the City.

Viewing is essential to appreciate this superb sized flat offering a larger than average, wow factor public room with windows on three elevations ensuring maximum natural light. Here you'll find more than ample space for both relaxation and entertaining. The part open plan kitchen is neatly tucked away and features stylish pale grey gloss units, textured tiled splash-backs and wood effect worktops, plus a range of appliances included. French windows from the living area open out onto a sunny semi circular decked balcony, ideal for sitting out and enjoying the view, taking in one of Edinburgh's famous landmarks, Calton Hill. Both bedrooms are double in size and benefit from built-in wardrobe space, with further storage being provided by a shelved boxroom with light lying off the hallway. Completing the accommodation is the bathroom and an en-suite facility serving the main bedroom.

Please note the lift in the building is not currently operational and the owners are liaising with the factors with a view to resolving the situation.

- Larger than average living/dining room with sunny balcony.
- Contemporary style part open plan fitted kitchen/appliances.
- Two double sized bedrooms with built-in storage.
- En-suite facility off principal bedroom.
- Bathroom.
- Entrance hall with utility cupboard and storage boxroom.
- Gas central heating and double glazing.
- Security entryphone system.
- Shared courtyard.
- Secure underground residents parking.
- Fashionable location - huge choice of amenities nearby.

Council Tax E. Energy Rating B.

Factor payable to James Gibb Residential Factors 23 Alva Street Edinburgh EH2 4PS £380 deposit paid on purchase approx. £400 fees per quarter.

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

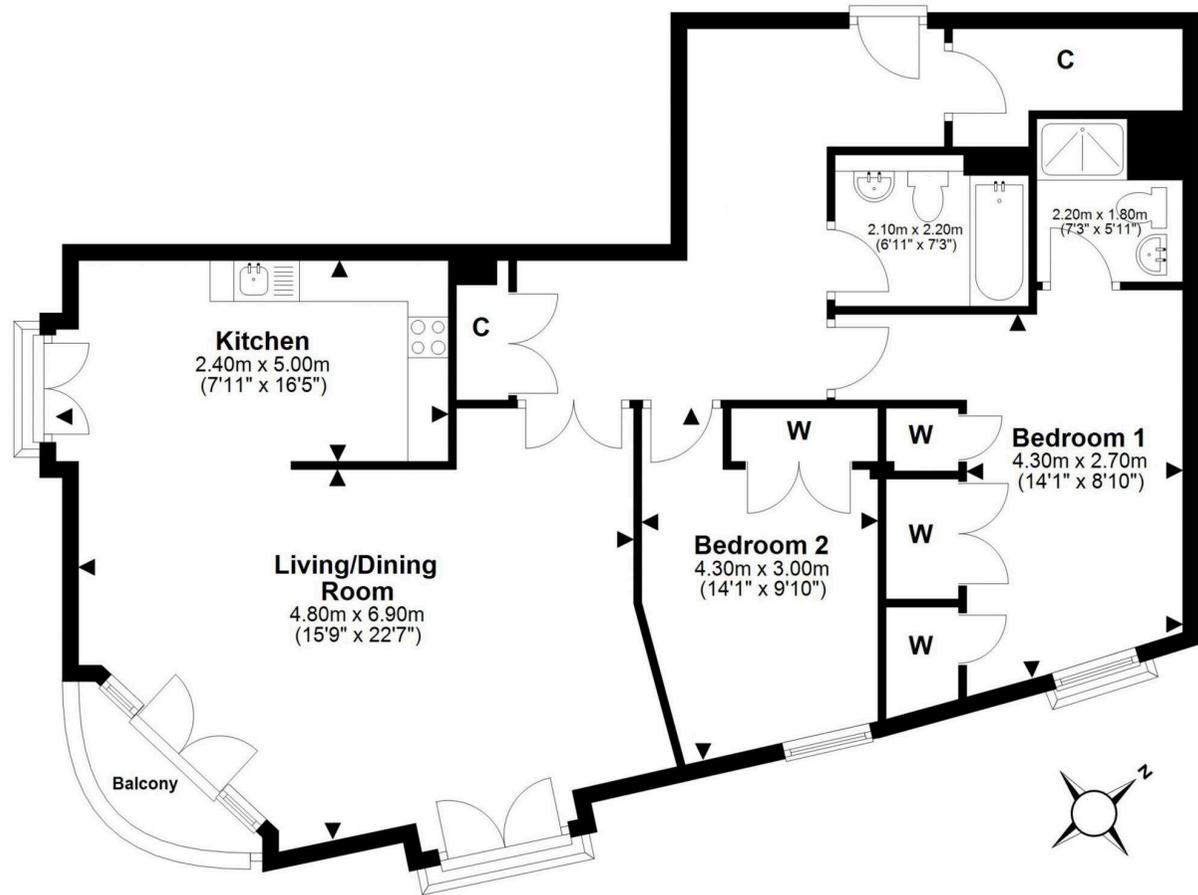


All fixtures, fittings, integrated kitchen appliances, curtains, blinds, fridge/fridge freezer, mirrors in hall and master bedroom, hall side board, bookshelf and balcony furniture will be included in the sale.

King sized bed and mattress, master bedroom furniture, sofa and chair, coffee table, tumble dryer, sofa-bed and bedside table are available under separate negotiation.

The vibrant area of Leith is highly sought after - in 2023 Time Out listed it 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. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. 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 space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





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.