



7/1 Yardheads
LEITH | EDINBURGH | EH6 6BU


warners
solicitors & estate agents



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Nestled in a handsome traditional tenement in the heart of Leith and the Shore, moments from Michelin starred restaurants, trendy bars and cafes and quick transport links into the city centre is this well-presented ground floor apartment. Boasting a well-kept communal garden, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright open plan lounge/kitchen with contemporary kitchen units and a useful utility cupboard, a large double bedroom and the flat is completed by a w/c compartment and a stylish bathroom with shower over bath.

- Traditional tenement ground floor apartment
- Bright open plan lounge/kitchen
- Large double bedroom
- Stylish bathroom and a W/C
- Utility cupboard
- Well-kept communal garden
- Gas central heating
- Double glazing
- Heart of Shore location

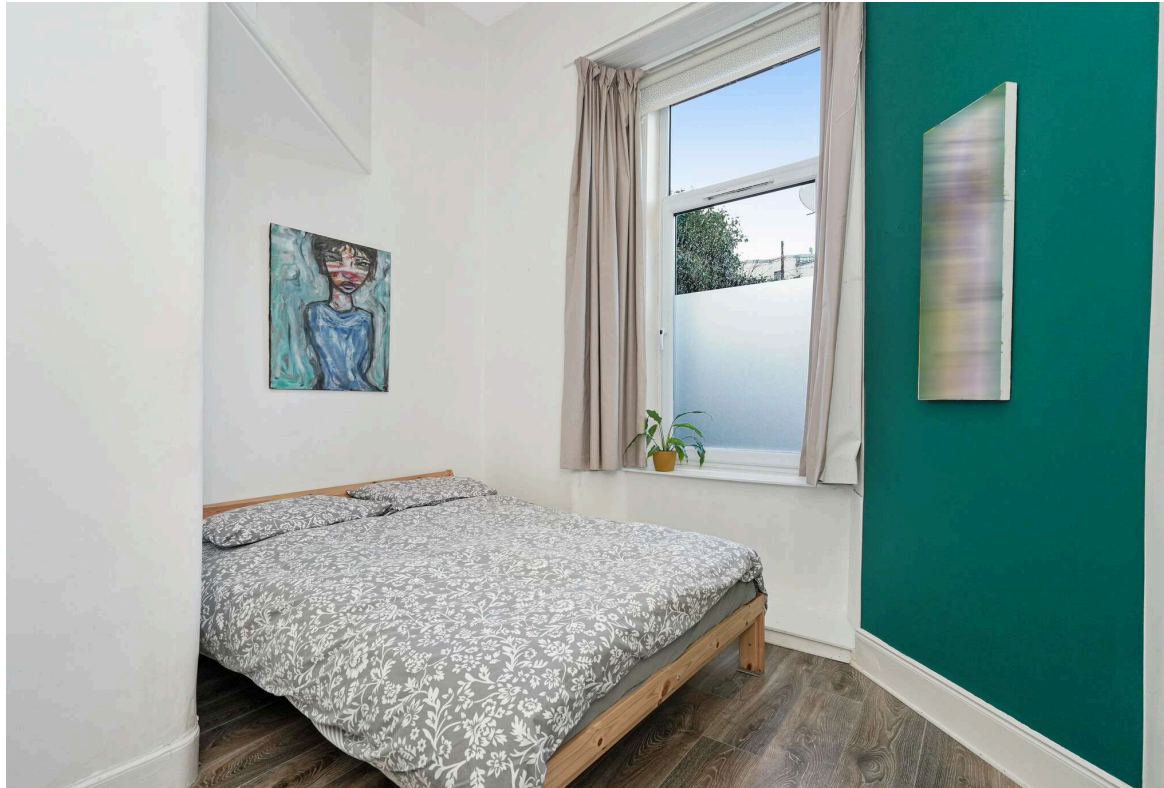
Energy rating D, Council tax band A.

There is no factor associated with this property.

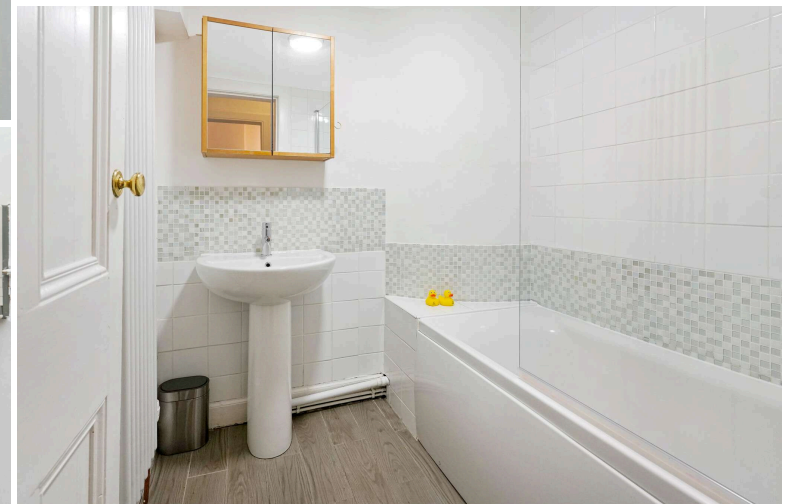
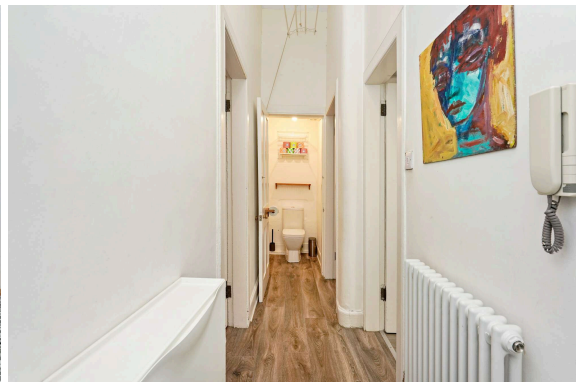
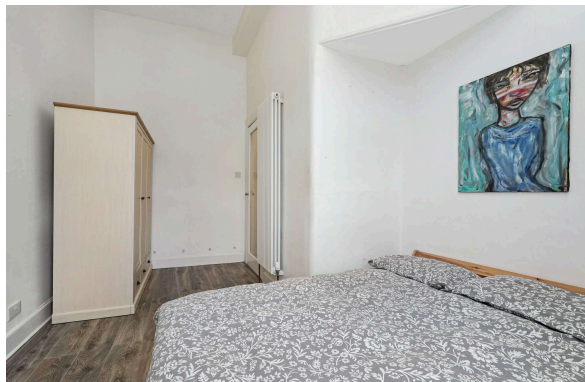
All blinds, curtains, light fittings and kitchen appliances will be included in the sale while other items of furniture can be available with separate negotiation.

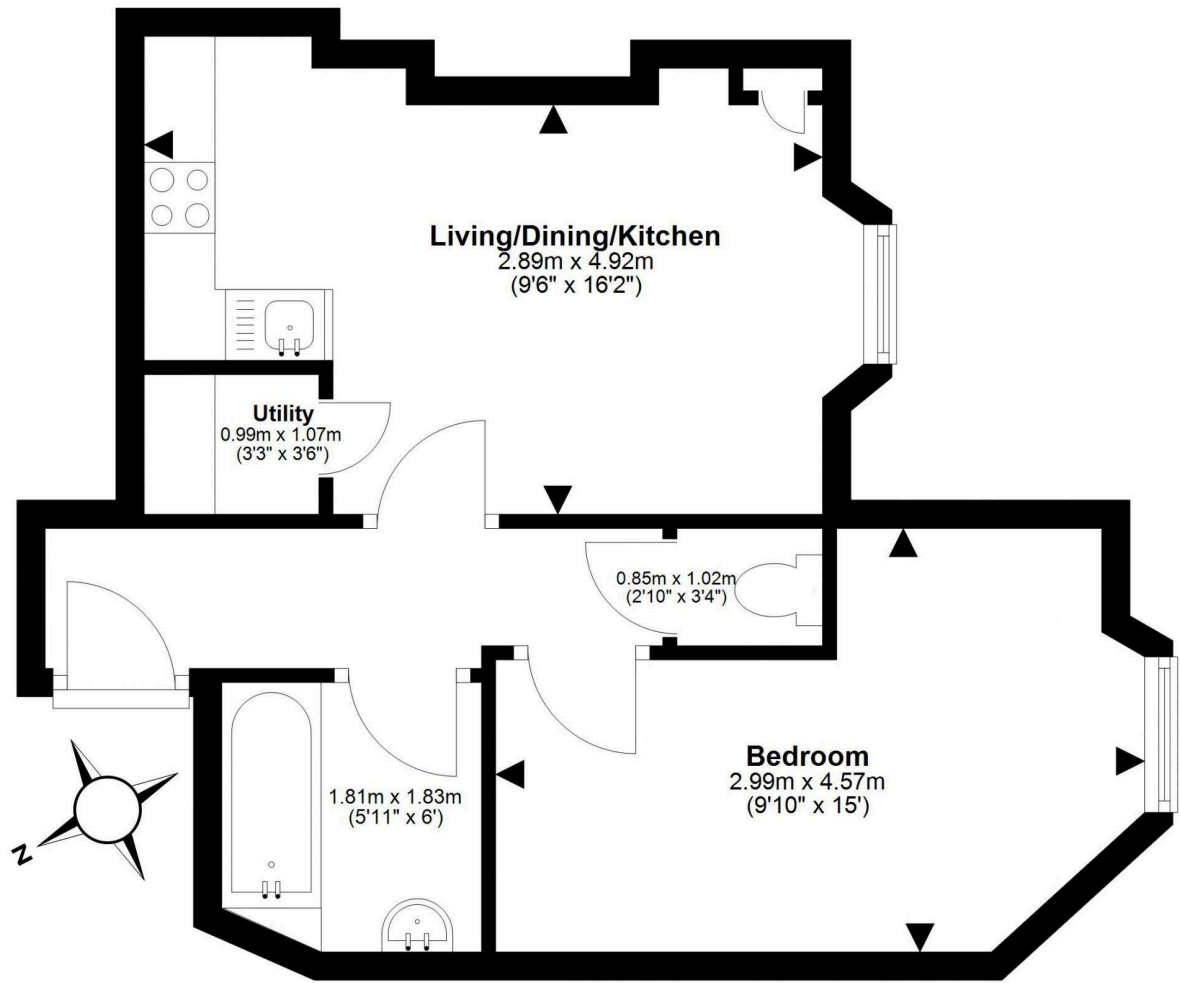
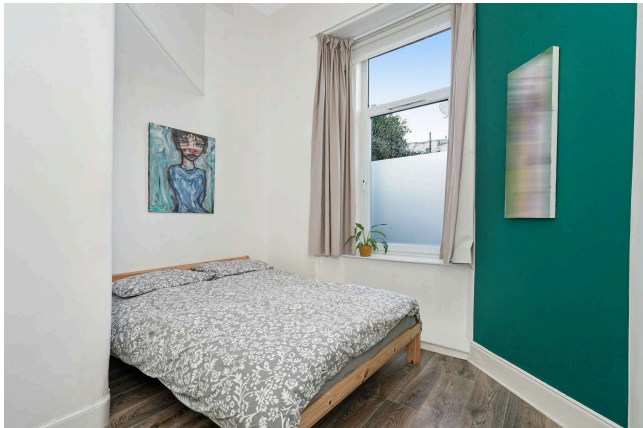
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019 is a hub for socializing. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. 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.





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.