



1 Cassel's Lane
LEITH | EDINBURGH | EH6 5EU


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Nestled in a handsome traditional building on a quiet street tucked away just off Leith Walk, seconds from quick bus and tram links and Leith's excellent bars, cafes and restaurants is this main door apartment. Renovated to the highest standard this compact property is in ideal move in condition in a quiet, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright open plan lounge/kitchen with a contemporary kitchen area with attractive units and worktops and access to the well-proportioned bedroom and the flat is completed by a stylish shower room. The property further benefits from a private coal cellar which provides a great space for outdoor storage.

- Main door apartment in the heart of Leith
- Quiet street close to tram and bus stops
- Seconds from first rate bars, cafes and Michelin starred restaurants
- Welcoming hallway
- Bright open plan lounge/kitchen
- Well-proportioned bedroom
- Stylish shower room
- Private courtyard and coal cellar

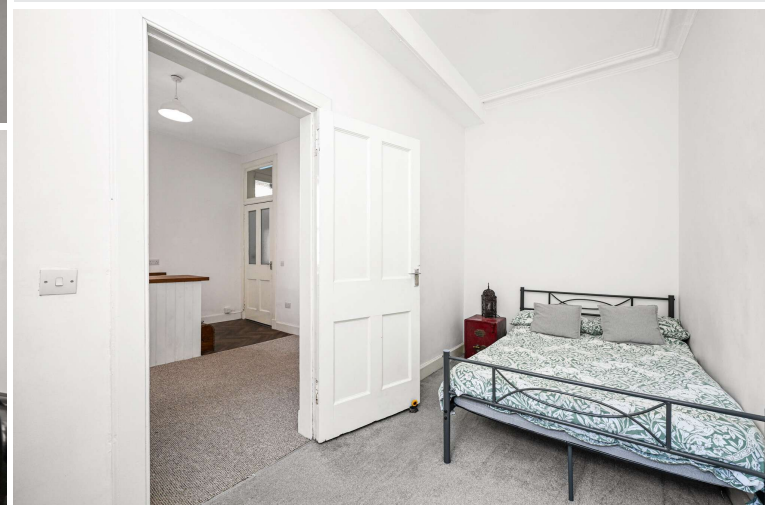
Council Tax B and Energy Rating E

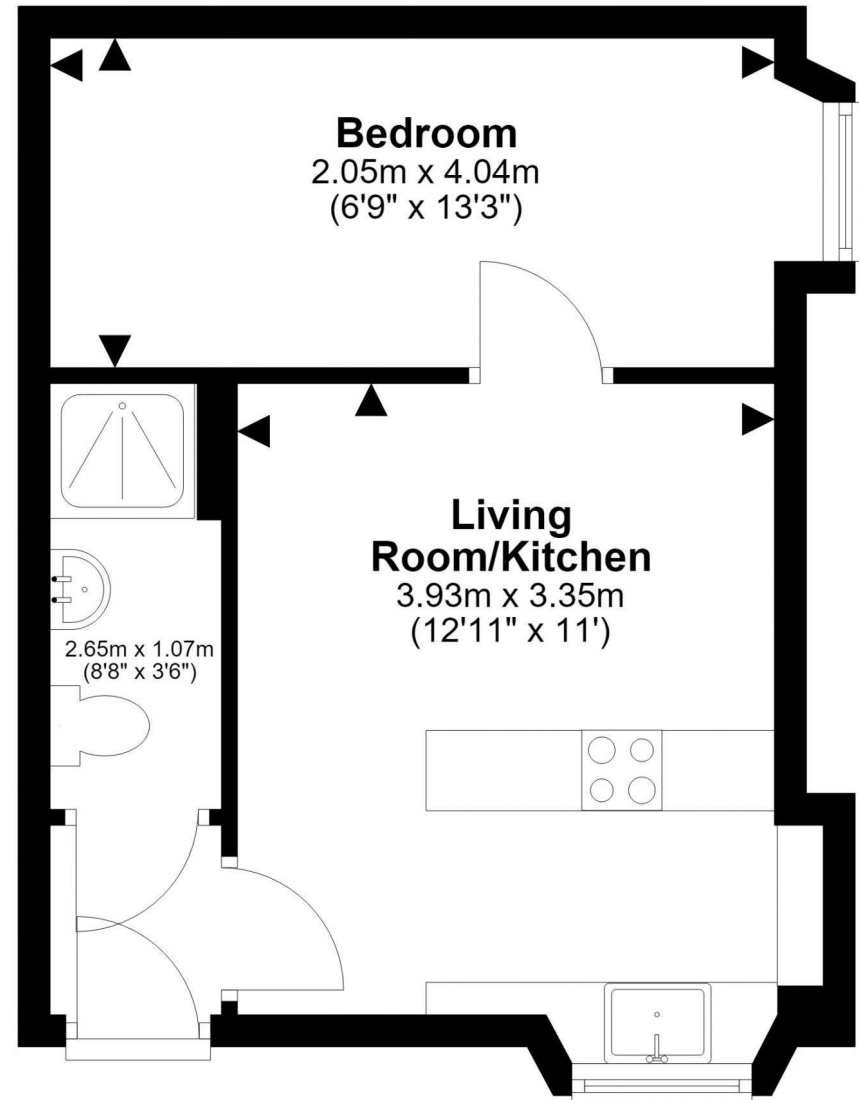
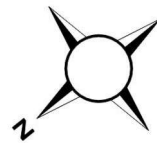
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, and furniture will be included in the sale, with the exception of the safe which is not included.

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. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. 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 enjoys excellent public transport links, including 24 hour bus routes and the Newhaven to Edinburgh Airport tramline. The closest tram stop is conveniently located just a 5-minute walk from the property.





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.