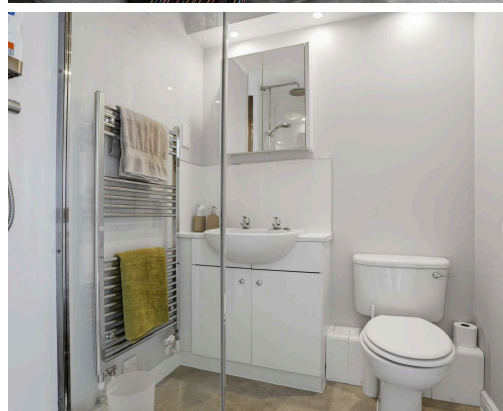




28/2 Poplar Lane, Leith  
Edinburgh, EH6 7HD

- Bright, well-presented first floor flat
- Access to communal gardens
- Close proximity to local amenities
- EPC: B
- Council tax band: D





28/2 Poplar Lane is a bright, well-presented and generously proportioned first-floor flat, set within a popular development just a short walk from Leith Links.

The accommodation comprises an impressive open-plan living and dining space, enhanced by a striking curved bay window that floods the room with natural light. The property further benefits from a separate, well-equipped kitchen, a spacious primary bedroom with ensuite shower room, a second double bedroom, and a family bathroom, all accessed from a central hallway. Additional features include excellent built-in storage, gas central heating, double glazing, and access to well-maintained communal gardens with bike storage.

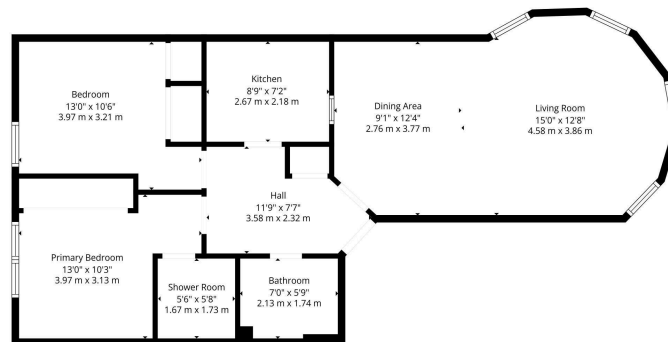
Factoring: Annual charge June 2025-2026 £979.20 by First Port Property Services

#### Location:

The development enjoys an enviable position within easy walking distance of both Leith Links and The Shore—a vibrant waterfront area known for its excellent selection of restaurants, cafés, bars, and independent retailers.

Leith Links offers superb outdoor space, including tennis courts and recreational facilities, ideal for leisure and exercise. Everyday shopping needs are well catered for with a range of nearby convenience stores, including Sainsbury's Local and Tesco, while Ocean Terminal provides a wider selection of retail outlets, a gym, and a cinema.

The area is well served by frequent bus services, offering quick and easy access to Edinburgh city centre in approximately 20 minutes. From there, further transport links are available via Edinburgh Waverley Train Station and the bus station at St Andrew Square. The property is also a 5 minute walk from the nearest tram stop, providing a direct route to Edinburgh International Airport in approximately 50



Total: 779 sq. Ft. 72 m<sup>2</sup>  
1st Floor: 779 sq. Ft. 72 m<sup>2</sup>  
Excluded Areas: Walls: 66 sq. Ft. 7 m<sup>2</sup>  
Illustrative Purpose Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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