

42/16 BUCHANAN STREET  
LEITH, EDINBURGH, EH6 8RF

CURRAN & CO  
PROPERTY



42/16 BUCHANAN STREET  
LEITH, EDINBURGH, EH6 8RF

OFFERS OVER £200,000



Finished to a high standard throughout, the property seamlessly combines elegant original features with stylish contemporary upgrades, creating a bright and versatile home in the heart of Leith'

- Immaculately Presented Top Floor Flat
- Generous Living / Dining Room
- Contemporary Kitchen with Velux Skylight
- Spacious Double Bedroom
- Useful Box Room with Loft Bed & Sky Tunnel
- Refurbished Attic Room
- Gas Central Heating & Double Glazed Sash & Case
- Shared Rear Garden & Zoned Permit Parking



#### Description

42/16 Buchanan Street is a truly exceptional and immaculately presented top floor flat, offering beautifully proportioned accommodation, period charm, and a fabulous fully refurbished attic room. Finished to a high standard throughout, the property seamlessly combines elegant original features with stylish contemporary upgrades, creating a bright and versatile home in the heart of vibrant Leith. Ideal for first-time buyers, professionals, or investors alike, the property is perfectly positioned to enjoy the area's excellent local amenities, cafés, restaurants, and superb transport links into the city centre and beyond.

Accessed via a well-maintained communal stair with secure door entry system, the accommodation comprises: welcoming entrance hall with useful Edinburgh pulley; generously proportioned living/dining room with beautiful decorative fireplace, large sash and case windows, and ample space for both relaxing and entertaining; contemporary fitted kitchen with

Velux skylight flooding the space with natural light, wall and base units, solid wood worktops, tiled splashback, integrated oven, induction hob, extractor hood, fridge, dishwasher, and freestanding washing machine; spacious double bedroom with fitted storage and open outlook; useful box room with bespoke fitted loft bed, ideal as a home office or spare (box) bedroom, enhanced by an innovative sun tunnel providing natural light; stylish bathroom with white suite, shower over bath, and fitted storage; and an outstanding attic room, recently refurbished to an exceptional standard, featuring three Velux windows, extensive fitted eaves storage, exposed beams, and a striking exposed brick gable wall, creating a superb additional space with a wonderful loft-style feel. Accessed via a ladder from the hallway, this versatile attic room is currently used as a home office and studio.

Further benefits include gas central heating, refurbished sash and case windows fitted with double glazing, original internal doors, beautiful stripped original wood flooring throughout (with

the exception of the bathroom and attic room), and excellent storage.

Externally, the property benefits from access to a shared rear garden laid to lawn, along with zoned permit parking to the front.

#### Extras

Extras to be included in the sale are the integrated kitchen appliances, the freestanding washing machine, wardrobes in the box room and fitted blind in the living room.

#### EPC Rating

The energy efficiency rating for this property is band C.

#### Council Tax

This property is subject to council tax band B.





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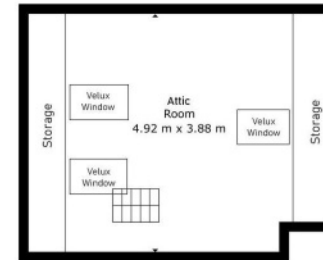
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42/16 Buchanan Street  
Leith

Approx. Gross Internal Area:  
775.002 Sq Ft (72 Sq M)

For Identification purposes only. Not to scale.



Attic Floor



Top (Third) Floor

### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.