



**125/5 Constitution Street**  
Edinburgh, EH6 7AE



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

Leith is the port of Edinburgh situated around 2 miles from Edinburgh city centre and is a vibrant and diverse place to live. It offers a wonderful array of restaurants, cafes and bars, many of which are to be found at the nearby cosmopolitan Shore. With its unique blend of old and new architecture, Leith has become a popular area with young professionals, yet it retains a distinctive character separate from the rest of the city. The city centre is a short distance away where there are fantastic amenities. Ocean terminal shopping centre, a large flagship development which houses over 70 national and boutique retailers, multi-screen cinema, restaurants and leisure facilities is also a few minutes' walk away, as is The Royal Yacht Britannia, one of the city's leading tourist attractions. The area is well served with schooling for all ages. There are frequent bus services to the city centre. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport, making it ideal for commuting.

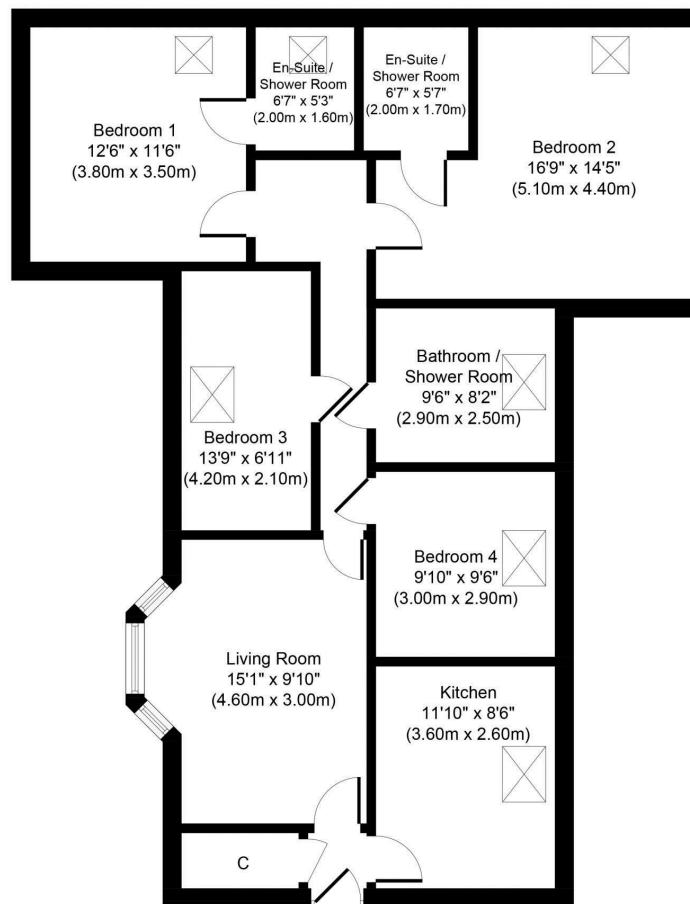
## DESCRIPTION

Constitution Street is a well-presented and spacious, four bedroom top floor flat, located in the heart of the fashionable Shore area of Leith. Within a short walk of excellent bars, restaurants, cafes and shops, this property will appeal to a variety of buyers given the wealth of space on offer. The accommodation comprises: entrance vestibule with large storage cupboard off; fitted kitchen with ample floor and wall mounted storage units; bay windowed living room with open views; double bedroom 1 with en-suite shower room; double bedroom 2 with en-suite shower room; single bedrooms 3 and 4 and a family bathroom with separate shower. Further benefits include gas central heating and double glazing.

The energy efficiency rating for this property is band C

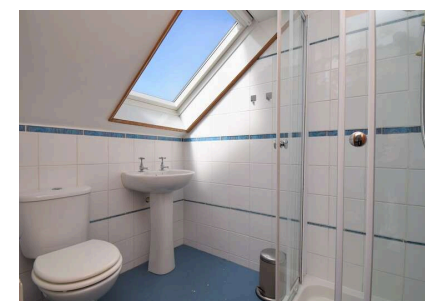
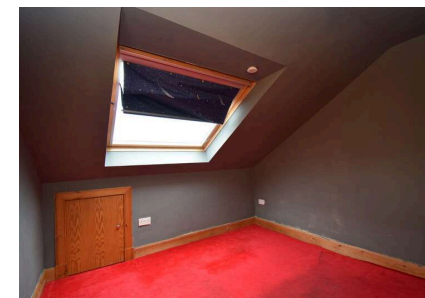
## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



Approximate Floor Area  
 1125 Sq. ft.  
 (104.5 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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