

COULTERS<sup>©</sup>

WELCOME TO:

# ROPEMAKER STREET

4/14 Ropemaker Street, Leith, Edinburgh EH6 7AN



## ROPEMAKER STREET AT A GLANCE:



Vibrant Leith location



Contemporary two-bedroom flat



Private balcony with Arthur's Seat views



The Shore nearby



Leith Links on the doorstep



Well-regarded schooling close by

## EXTRAS:

All fitted carpets and floor coverings are included. Only selected blinds are included. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Experience a vibrant city location with this impressive two-bedroom apartment, situated in the exclusive Ropeworks development in Leith. Set within open landscaped grounds, this bright fourth floor property boasts all the benefits of modern living, including a private balcony, underground parking, and flexible living space. In true walk-in condition and with its enviable location near to the Shore, Leith Walk, and the city centre it is a fabulous opportunity for a professional or couple.

- A spacious and light filled open plan living/dining/kitchen with hardwood flooring, and private decked balcony offering outstanding views across the shared courtyard to Arthur's Seat
- A modern kitchen with high specification slate and white cabinetry, worktop space, and integrated appliances including Blanco hob, Indesit oven, dishwasher, washer/dryer, and fridge/freezer. A stylish breakfast bar enhances the space
- Principal double bedroom with wonderful views across the courtyard to Arthur's Seat. Features en-suite walk-in shower room
- A further carpeted double bedroom with built-in wardrobe
- Stylish bathroom in the style of the en-suite with three-piece white suite
- Gas central heating and double glazing throughout
- Secure entry system and lift access
- Shared landscaped grounds
- Allocated underground residents parking
- Secure bike storage available for residents



## LOCATION, LOCATION, LOCATION:

Historic Leith is a vibrant, bustling, and popular area with a wide variety of leisure and retail amenities and only a 20-minute bus journey from Edinburgh's city centre.

The property benefits from its proximity to the cosmopolitan Shore on the waterfront with its renowned restaurants including Martin Wishart's and Fishers, and vibrant bars and bistros such as The Roseleaf. A Tesco superstore is just over ten-minutes' walk.

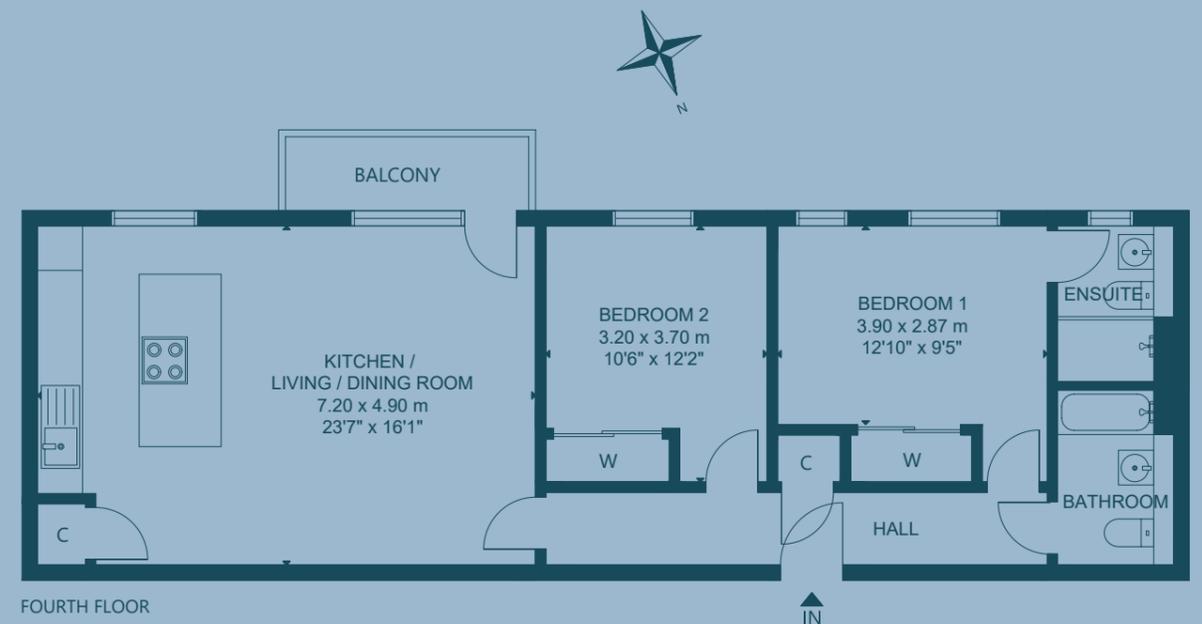
For fantastic recreational opportunities, the green open space of Leith Links is on the doorstep and the Water of Leith a short distance. Ocean Terminal has a gym, cinema, and well-known high street retailers.

There is well-regarded primary and secondary schooling nearby including Leith Academy and Leith Primary School. Edinburgh's private schools including Fettes College and Edinburgh Academy are all easily reached.

Regular bus services will take you into the city centre. The current tram extension will also offer excellent transport links when completed in 2023. It is well-positioned for access to the City Bypass and motorway network.



## FLOOR PLAN:



4/14 Ropemaker Street, Leith, Edinburgh EH6 7AN

Approx. Gross Internal Area

867 Sq Ft - 81 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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