

COULTERS[®]

WELCOME TO:

CONSTITUTION STREET

141 Constitution Street, Leith, Edinburgh, EH6 7AD



CONSTITUTION STREET AT A GLANCE:



Sought-after
Leith location



Main door
apartment



Contemporary kitchen/
dining room



Minutes from
The Shore



Private
rear courtyard



Edinburgh tram stop
minutes away

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Housed in an early 19th Century sandstone building in the heart of Leith, this is a stunning main door apartment with accommodation spread over the ground and lower ground level. Beautifully presented, it is the epitome of style with elegant and light-filled accommodation that effortlessly combines fine period details and classical proportions with sophisticated contemporary additions. The property boasts a tranquil, private rear courtyard and is also just minutes from Leith Links, offering owners excellent opportunity to enjoy the outdoors.

- Spectacular living room with retained period features including two shuttered 12-pane sash and case windows.
- Kitchen/dining room with an original focal fireplace it features gloss white handleless cabinetry across three walls, worktops, a pantry, and high-spec integrated appliances including a wine fridge, fridge/freezer, hob, oven, and grill.
- Ground floor WC with a vanity washbasin.
- Principal double bedroom looking onto the rear courtyard, with hardwood flooring, a shelved Edinburgh press and a focal fireplace.
- Two spacious double bedrooms both with a tasteful interior and the carpeted bedroom to the rear enjoying a walk-in wardrobe.
- Luxuriously bathroom with designer suite.
- A versatile snug/gym that could be used as a home office.
- Gas central heating and a combination of single, and double glazing throughout.
- Landscaped enclosed courtyard with a seating area, decorative stones, paving, a small artificial lawn and shed.
- On-street (permit) parking in Wellington Place.





LOCATION, LOCATION, LOCATION:

Constitution Street is a bustling thoroughfare at the heart of Edinburgh's historic Leith. Moments from the fabulous waterfront location of The Shore it enjoys access to renowned eateries such as the Michelin-starred Martin Wishart, The Ship on The Shore, and Fishers as well as bustling bars including The King's Wark and Teuchters Landing. Spoilt for choice Constitution Street itself along with thriving Leith Walk also have an abundance of popular restaurants and pubs to experience.

When it comes to recreational pursuits, why not explore the wonderful open green space of Pilrig Park or Leith Links, or discover what's on offer at David Lloyd Health Club Newhaven.

Daily shopping needs are met by an array of convenience stores and artisan retailers on Leith Walk along with a large Tesco supermarket on Duke Street, an Aldi on Commercial Street, and a 24hr ASDA at Newhaven.

The property lies in the catchment for Leith Primary School and Leith Academy with Edinburgh's private options such as Edinburgh Academy and Fettes College in easy reach.

Regular buses and trams take you swiftly from the Foot of the Walk into the City Centre and onto Edinburgh International Airport. It is in easy reach of the A1 taking you out to East Lothian as well as the City Bypass.



FLOOR PLAN:



141 Constitution Street, Leith, Edinburgh, EH6 7AD

Approx. Gross Internal Area

1,706 Sq Ft - 158 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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