



37 8 BUCHANAN STREET
EDINBURGH, EH6 8RB

We sell homes, not just houses





Traditional first-floor flat in Leith

Situated in a handsome traditional tenement building in Leith, within its conservation area, this one-bedroom first-floor flat is beautifully presented with stylish, contemporary interiors and pared-back, modern décor which perfectly complements its classic airy proportions. Externally, you will find a shared garden and unrestricted on-street parking. The flat benefits from fantastic amenities on the doorstep, including shops, bars and eateries, and scenic green spaces.

A secure (TBC) shared entrance and stairwell take you to the third (TBC) floor, where the front door opens into a high-ceilinged hall, presented with the muted décor and modern wood-styled flooring that flows throughout most of the property. Leading off the hall is the open-plan living area, consisting of a reception area and a breakfasting kitchen. Continuing the pristine décor of the hall, the living area is further enhanced by a large recessed window with lovely leafy views and handy under-window storage, and space is provided for a choice of lounge furniture. An additional cupboard offers further hidden storage, and a breakfast bar caters for morning coffee and seated dining. In the adjoining kitchen, a selection of modern cabinets is accompanied by coordinating worktops and on-trend, white metro-tiled splashbacks. Neatly integrated appliances comprise an oven, a hob, an extractor hood, a fridge, and a dishwasher (TBC), whilst a large cupboard provides space and plumbing for laundry appliances (TBC).

Next door, the flat's well-proportioned bedroom offers space for a double bed and additional freestanding bedroom furniture, and continues the attractive presentation of the preceding accommodation with modern grey décor, accompanied by classic cornicing and wood-styled flooring. Finally, a contemporary shower room completes the accommodation on offer and comprises a corner shower enclosure, a basin set into storage, and a WC, all enveloped by crisp white décor and metro tiles. Gas central heating and double glazing (TBC) ensure year-round comfort and efficiency.

Externally, the flat enjoys access to a shared garden, and parking on Buchanan Street is conveniently unrestricted.

Extras: TBC by client



FEATURES

- Traditional first-floor flat in Leith
- Pristine, modern interiors
- Secure (TBC) shared entrance
- Open-plan kitchen/living room
- Double bedroom
- Contemporary shower room
- Shared garden
- Unrestricted on-street parking
- GCH and DG (TBC)





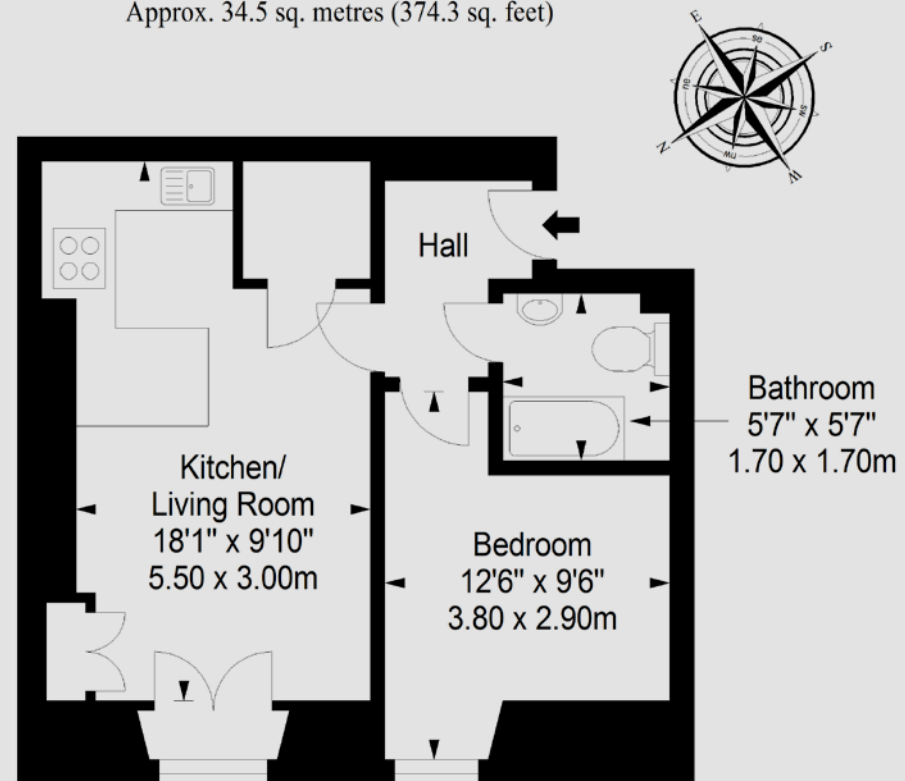
Leith

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, caf  s, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema

Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. Furthermore, the tram line is currently being extended through Leith to provide another swift connection through the city centre all the way to the airport.

Third Floor

Approx. 34.5 sq. metres (374.3 sq. feet)



Total area: approx. 34.5 sq. metres (374.3 sq. feet)

Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU
0131 337 7771
www.clancys-solicitors.co.uk

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

