

COULTERS[©]

WELCOME TO:

ROPEMAKER STREET

2/10 Ropemaker Street, Leith, Edinburgh EH6 7AN



ROPEMAKER STREET AT A GLANCE:



Modern Ropeworks development



Contemporary two-bedroom flat



Light living/kitchen with private balcony



Cosmopolitan Shore close by



Leith Links in walking distance



Newhaven Harbour nearby

EXTRAS:

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



A LITTLE BIT ABOUT THE PROPERTY:

This is an immaculate two-bedroom apartment situated in the exclusive Ropeworks development adjacent to Leith Links. A bright fourth floor property, it is exceptional throughout with contemporary styled interiors, design led fixtures and fittings and perfectly planned accommodation that offers all the benefits of comfortable modern living. Situated in Leith and in easy reach of Edinburgh's city centre, this is an exciting opportunity for a first-time buyer, couple, or professional and is not to be missed.

- A stunning open plan living room/kitchen with dual aspect and private decked balcony offering skyline views
- A chic designer kitchen with slate black cabinetry complemented by white marble effect worktop space and high spec integrated appliances including oven, hob, dishwasher and fridge/freezer
- Inviting principal double bedroom with built-in wardrobe and plush grey carpeting
- A second carpeted double bedroom with plentiful natural light from twin windows and including built-in wardrobe and grey carpeting
- Luxurious en-suite shower room with generous walk-in shower
- Stylish bathroom with eye-catching grey tiling complementing the three-piece white suite featuring wall mounted shower, hidden cistern WC and washbasin
- Gas central heating and double glazing throughout
- Lift access
- Allocated underground residents parking
- Landscaped shared grounds



LOCATION, LOCATION, LOCATION:

Forming part of the award-winning Teague Group's Ropeworks development, this property is situated in cosmopolitan Leith, approximately one mile from Edinburgh city centre, the new St James Quarter and Waverley Station.

There is a convenience store a short walk away and it is well served by a Sainsbury's Local. A Tesco superstore is just over ten minutes' walk, at the foot of Leith Walk. The fashionable Shore with renowned restaurants including The Kitchin, Chop House and Martin Wishart's, stylish bars such as The Roseleaf and cafés including Mimis Bakehouse, is a short walk. Ocean Terminal boasts a multiplex cinema, gym, high street retailers and well-known restaurants.

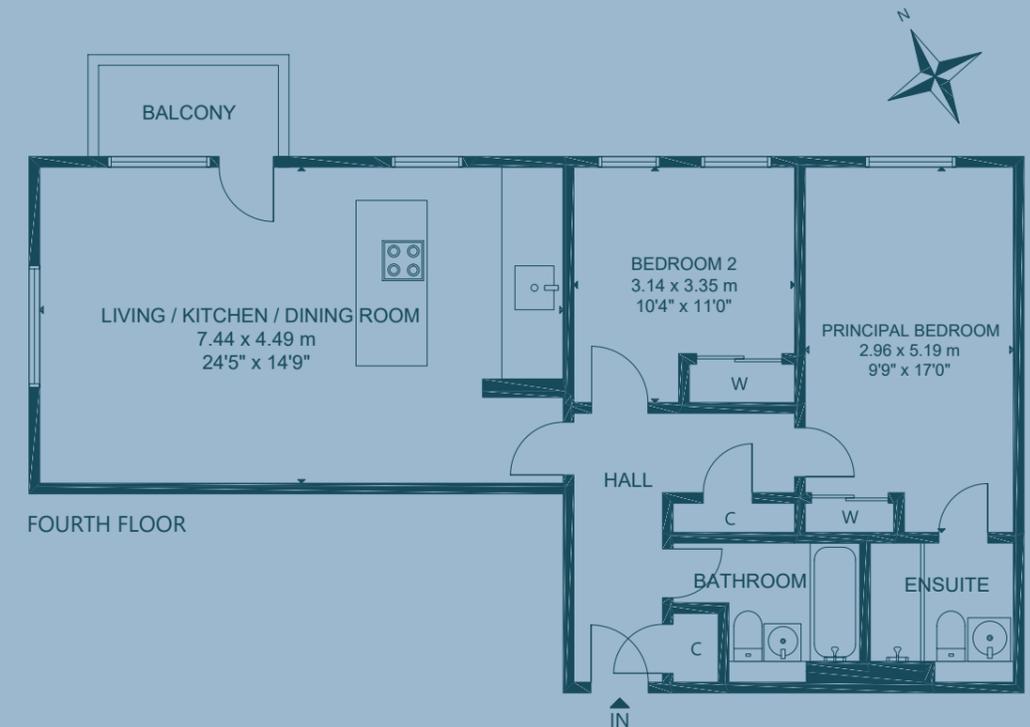
For recreation, the green open spaces of Leith Links and the Water of Leith walkway are both close and the David Lloyd Leisure Centre in Newhaven has tennis courts, a pool and fitness classes.

Well-regarded schooling includes Leith Primary, Hermitage Park Primary and Leith Academy.

Regular bus services take you from Salamander Street to the city centre, and it offers easy access to the City Bypass. The new tram extension due for completion in early 2023 will also provide excellent transport links direct to Edinburgh Airport.



FLOOR PLAN:



2/10 Ropemaker Street, Leith, Edinburgh EH6 7AN

Approx. Gross Internal Area

874 Sq Ft - 81 Sq M

For identification only. Not to scale.

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HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

