

COULTERS<sup>©</sup>

WELCOME TO:  
WATER STREET

42/9 Water Street, Leith, Edinburgh, EH6 6SU



## WATER STREET AT A GLANCE:



Sought-after  
Shore location



Fourth-floor  
apartment



Private  
roof terrace



Excellent transport  
links



Leith Links  
close by



Minutes from  
Ocean Terminal

## 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:

Occupying a desirable location in Edinburgh's fashionable Shore, this is a modern and light apartment. Boasting a new kitchen, a sophisticated interior design, and detailed cosmetic upgrades, along with an enviable west-facing roof terrace it is a stylish top-floor property. Its pristine accommodation combined with a wonderful position minutes from restaurants, bars, and green space along with superb bus and tram links into Edinburgh City Centre, makes it an exciting opportunity for a variety of buyers.

- Impressive living room with a stylish interior design including hardwood flooring.
- Newly fitted kitchen with handleless wall and floor units finished in a matte ink blue, quality white quartz worktops, and high-spec Hotpoint integrated appliances including an induction hob, fridge/freezer, hot water tap, NEFF microwave and oven.
- Light and airy principal double bedroom with a sophisticated décor, hardwood flooring and leading to a rear balcony.
- A second double bedroom currently in use as a spacious home office, and featuring a bespoke built-in wardrobe and leading to a rear balcony.
- Well-appointed bathroom with WC, washbasin, and bath with a wall-mounted shower set against crisp white metro tiles.
- Stunning private west-facing roof terrace and a balcony to the rear.
- Gas central heating and double glazing throughout.
- Private car park.





## LOCATION, LOCATION, LOCATION:

Cosmopolitan and historic Leith is a vibrant, bustling, and popular area with an exceptional variety of leisure, dining, and retail choices and only a short distance from Edinburgh's City Centre. Within a ten-minute walk is the open expanse of Leith Links housing tennis courts, pétanque, and recreational sports pitches. Lively eating and drinking spots are minutes away at the fashionable waterfront Shore.

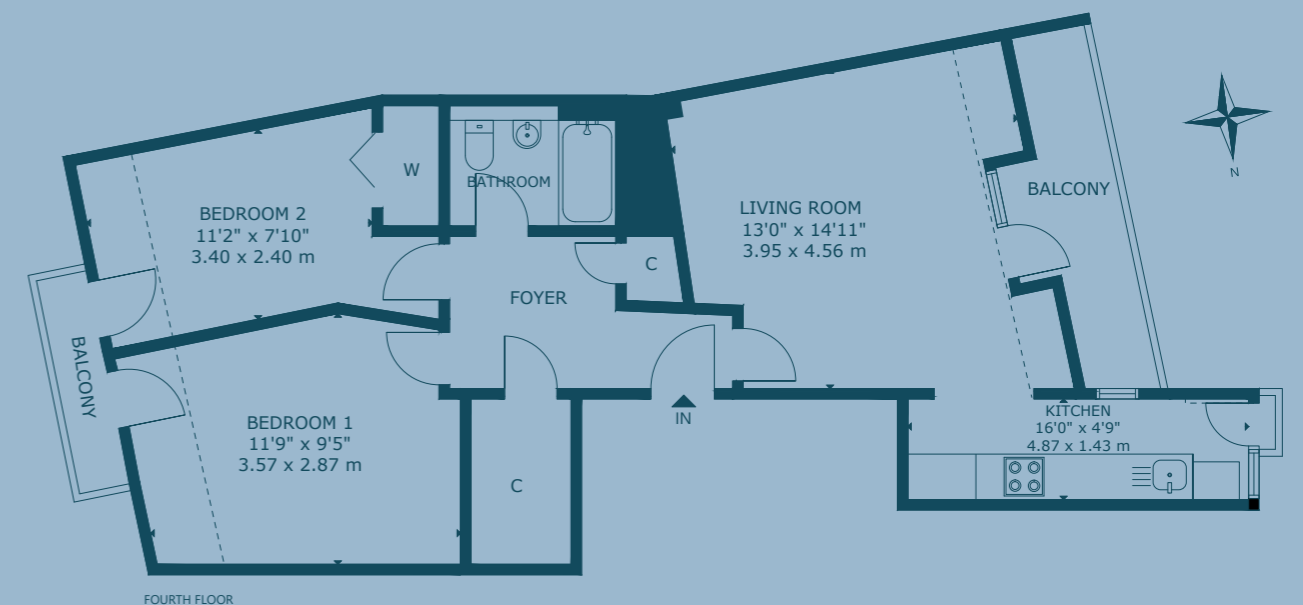
Discover superb leisure amenities at David Lloyd Newhaven with indoor and outdoor swimming pools, tennis courts, fitness classes, and a state-of-the-art gym; and Ocean Terminal which has a VUE Cinema, well-known eateries and a 24hr PureGym. Daily shopping needs are well

met by an Aldi on Commercial Street, a Sainsbury's Local on Bernard Street, and an ASDA at Newhaven. There is a popular farmers market held every Saturday on Dock Place with artisan produce, crafts, and global street food, and Leith Walk has an array of independent retailers and convenience stores.

Local schooling includes Leith Primary School and Leith Academy, and private options are within easy reach. Excellent transport links ensure that regular bus and tram services take you swiftly into the City Centre, Edinburgh Waverley Train Station, and onward to Edinburgh International Airport. It is well-positioned for swift access to the City Bypass.



## FLOOR PLAN:



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Approx. Gross Internal Area

819 Sq Ft - 76 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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