



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**149 (3F2) Constitution Street**  
Edinburgh EH6 7AD

# 149 (3F2) Constitution Street

This superb five bedroom traditional double upper flat, is in the heart of Leith, close to the vibrant "Shore" district and the vast green spaces of Leith Links. A wonderful family home with tasteful interiors, enjoying original stripped and varnished floorboards, feature fireplace and working shutters. It offers generous proportions, in a highly sought-after area.

On the third floor of this traditional stone built tenement, there is a spacious reception hall. An elegant sitting room, features a cast-iron fireplace with wood surround and two traditional Edinburgh press cupboards. To the rear an impressive dining kitchen has an 'unfitted' style in-keeping with the period and there is a charming window seat. Open wall shelving completes the look. Continuing on this level are two generous double bedrooms and the family bathroom.

## Property Summary

- Traditional double upper flat
- Beautifully presented with generous proportions
- Close to the vibrant "Shore" district & Leith Links
- Welcoming reception hall
- Elegant sitting room with feature fireplace
- Spacious dining kitchen
- Five double bedrooms
- Quality family bathroom
- Stylish shower room with adjacent utility cupboard
- Working shutters on entrance level(3rd floor)
- Gas central heating
- EPC Rating - D | Council Tax Band - E







Traditional double upper flat, characterised by exceptionally spacious proportions & charming period features







Upstairs, a landing leads to the three excellent double bedrooms. All of the bedrooms enjoy deep dormer windows and share a bright, modern shower room. The shower room features a large walk-in enclosure and hidden behind louvred doors is a good size utility cupboard. The family bathroom, has a traditional feel boasting a luxury double ended bath. Gas central heating ensures a comfortable home all year round.

Adjacent to the flat entrance is a handy store area.



"THE SHORE"



LEITH LINKS



"THE SHORE"



## Leith, Edinburgh

The historic old port of Leith, is a highly sought after location and lies approximately 3 miles north east of the city centre. At it's heart is the vibrant and popular 'Shore' area, offering a vast array of bars, cafes and Michelin star restaurants, set around the Water of Leith. Based within the area is the Ocean Terminal Shopping Centre, including a Pure Gym, Vue Cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office.

The vast open space of Leith Links are nearby, offering a number of leisure opportunities, as well as the old bath house of Victoria Baths, now a leisure centre with swimming pool and fitness centre. The Water of Leith cycle path network ends here and offers a vast network of pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas, including Balerno, Ratho and beyond. The tram network runs along Constitution Street and takes you west, through the city centre and ending at the airport. Additionally, there are efficient regular bus routes which also service the area.

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**dream property!**



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