



RALPH SAYER
SOLICITORS & ESTATE AGENTS

35/2 Madeira Street

Leith, Edinburgh, EH6 4AJ

35/2 Madeira Street

Situated in the Leith conservation area in easy reach of the fashionable Shore district and award-winning amenities, this impressive first-floor flat is a stylish residence for city professionals and families. It forms part of a traditional C-listed tenement building (circa 1855), and is brought to market in a move-in condition.

The property is comprised of a living room, a dining kitchen, three bedrooms, and a contemporary shower room. Inside the first-floor flat, reached by a shared entrance and stairwell, you are welcomed by a vestibule (with storage) and a hall that instantly sets the standards of the accommodation. It has a built-in cupboard and leads naturally into the living room. This reception area, enhanced by understated décor, has spacious proportions for a choice of lounge furniture. Furthermore, twin windows bring lots of natural light into the space, whilst a handsome fireplace (positioned beside a shelved recess) frames the room, inset with a gas fire (installed in 2020). In the dining kitchen, there is a good selection of cabinets and worktop space. It has room for a table and chairs for relaxed meals, and discreetly houses a range of integrated appliances. In addition, it has a neutral palette for a light and airy ambience.

Property Summary

- Impressive first-floor flat
- In move-in condition
- Part of a C-listed tenement
- In the Leith conservation area
- Vestibule & hall with storage
- Spacious living room
- Dining kitchen
- Principal bedroom
- Second double bedroom
- Versatile single bedroom
- Contemporary shower room
- Well-tended communal garden
- EPC Rating - C | Council Tax Band - D







Impressive first-floor flat,
part of a C-listed tenement
situated in the Leith
conservation area







Throughout the home are three bedrooms. The principal bedroom is a large room with an open Edinburgh Press. The second bedroom (also with an open Edinburgh Press) is a spacious double that connects to the third bedroom, which is also accessible from the living area. This third bedroom is a versatile single, which is currently organised as a home office. All three bedrooms are finished in modern tones to the same standards found throughout. The accommodation is completed by a contemporary shower room with a three-piece suite.

Outside, there is a well-tended communal garden that is laid to lawn and bordered by established planting.

Extras: integrated kitchen appliances (gas hob, oven, fridge/freezer, and dishwasher) and a washer/dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition. Furthermore, additional items of furniture may be available by separate negotiation.





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, cafés, 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 runs from Leith to provide another swift connection through the city centre all the way to the airport. The school catchment area covers early years, primary, and secondary education.

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dream property!



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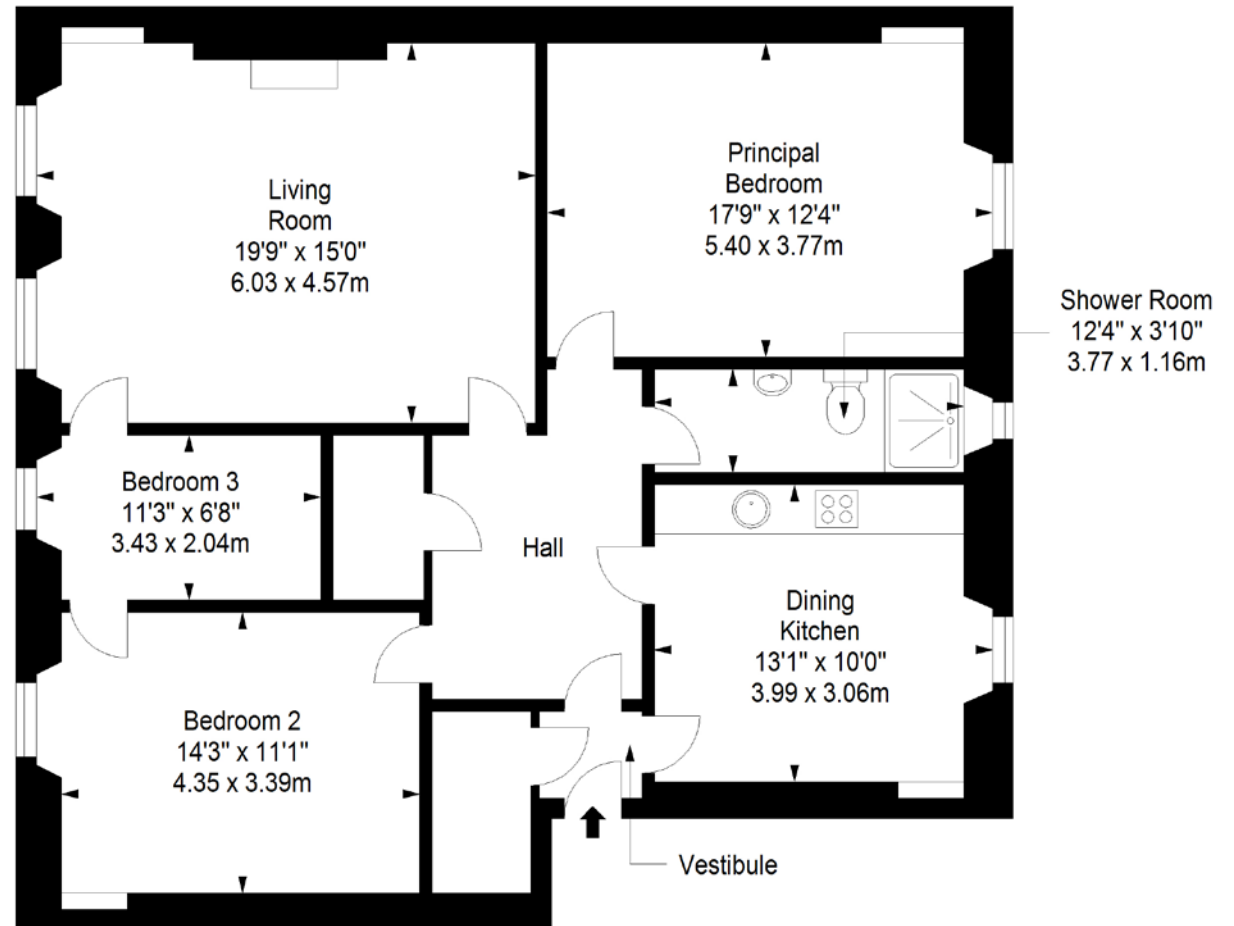
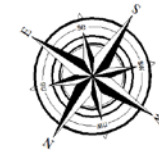
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 109.4 sq. metres (1177.6 sq. feet)



Total area: approx. 109.4 sq. metres (1177.6 sq. feet)