

55/4 Constitution Street

Leith, Edinburgh, EH6 7BG

mhdlaw



1 Public



2 Bed



EPC

“Stunning “B” Listed Georgian First Floor Flat”

Features

- Stunning "B" Listed Georgian First Floor Flat
- Brimming with Lovely Period Features
- Beautifully Presented
- Entrance Hall With Feature Archway
- Twin Windowed Sitting Room
- Stylish & Truly Spacious Living/Dining Kitchen
- Two Generous Double Bedrooms
- En Suite Bathroom
- Further Shower Room
- Double-Glazing
- Gas Central Heating
- Doorstep of the Edinburgh Tram Line



PROPERTY DESCRIPTION

Combining the classical architecture of Edinburgh's New Town with the vibrant hustle and bustle of Leith, this beautiful two bedroom flat is set on the first floor of a handsome Georgian building and offers interior designed living space in a superb location to take advantage of local amenities and transport links.

LOCATION

Enjoying an excellent central location in the dynamic heart of the Leith, the property is ideally situated to take advantage of the independent coffee shops, fashionable bars and Michelin starred restaurants of The Shore. The area has a tremendous array of shopping and eating options, whilst the open spaces of Leith Links are also nearby, far a little break from city life. Further retail therapy can be found at Ocean Terminal, along with a Vue cinema, and the beach at Portobello is a bike or bus ride away. Constitution Street tram stop is conveniently located just moments from the front door, and offers direct links up Leith Walk to the city centre and beyond to Edinburgh international Airport.

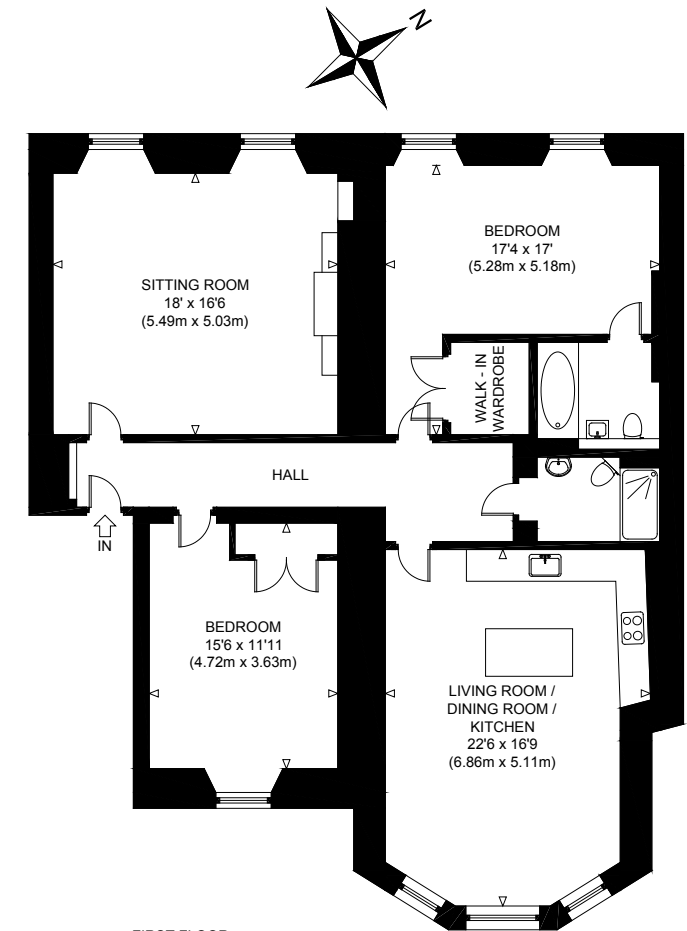
COUNCIL TAX BAND – F

HOME REPORT VALUE – £450,000

Please click here to view the video for this property



All appliances in the property are sold as seen and no warranties will be given.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1470 SQ FT / 136.6 SQ M

CONSTITUTION STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1470 SQ FT / 136.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Viewing – By appointment, please call MHD Law on 0131 555 0616

All enquiries, note of interest and offers to be directed to the property department at:

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