



68 (3f1) Constitution Street
Leith, Edinburgh, EH6 6RR



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68 (3f1)

Constitution Street

Charming third floor flat offering stylish and flexible accommodation in a handsome traditional tenement.

- Tastefully decorated third floor flat in handsome traditional building
- Welcoming hallway with storage
- Bright twin-windowed lounge
- Modern kitchen with appliances
- Two double bedrooms (one with built-in storage)
- Three-piece bathroom
- Fine open views
- Gas central heating



Home Report: £235,000

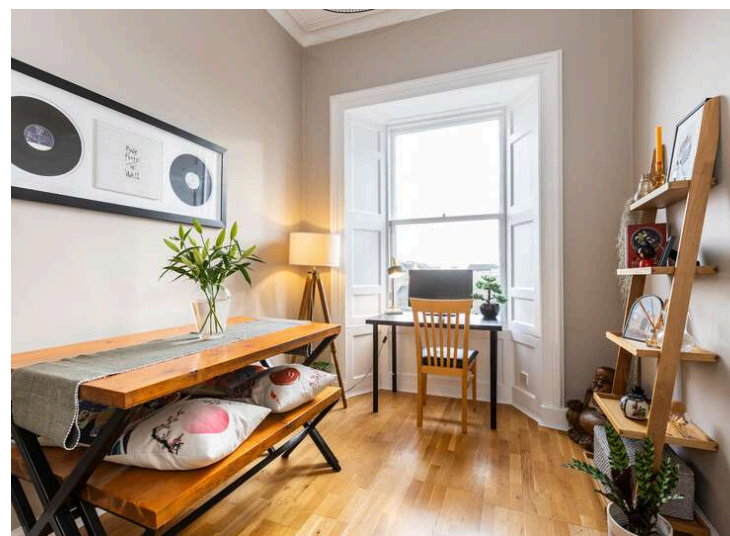
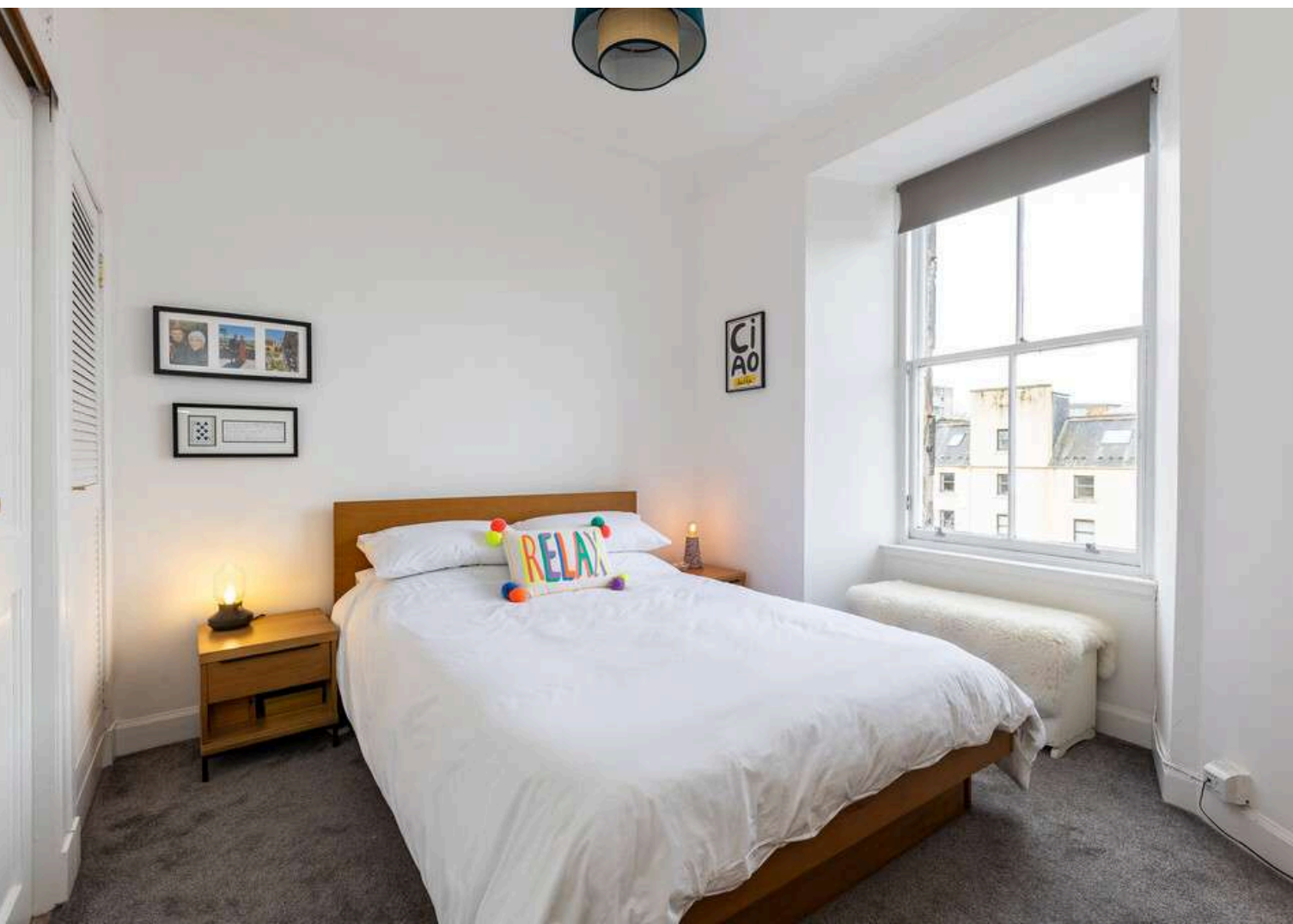
EPC Rating: D

Charming third floor flat offering stylish and flexible accommodation in a handsome traditional tenement, convenient for the trendy Shore district of Leith and directly on the tram line for swift access to the City Centre and the airport in one direction, and along to Newhaven in the other.

The flat is entered off a well kept common stairway with security entryphone and comprises reception hall, bright twin-windowed lounge, fitted kitchen, two double bedrooms and bathroom with contemporary three piece white suite and shower over bath.

It enjoys the benefit of gas central heating and fine open views, with a flood of morning light. On-street parking is available.

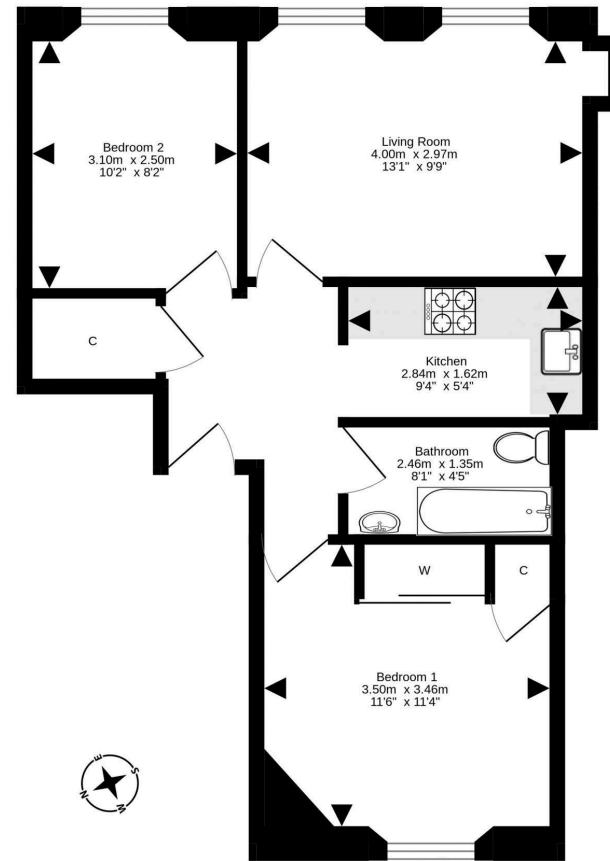
Extras: To include all fitted carpets and fitted flooring; light fittings (with exception of the shades in the bedrooms); curtains and blinds; oven; hob; cooker hood; fridge/freezer; and washing machine within the sale.



Located just a few miles north-east of the city centre, 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. 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 eateries, including a number of 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. The tram line runs through Leith to provide another swift connection through the City Centre and all the way out to the airport. The school catchment area covers early years, primary and secondary education.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metrofix ©2024



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