

COULTERS®



# 258/6 LEITH WALK

LEITH, EDINBURGH, EH6 5EL

 1 BED  1 BATH  1 PUBLIC



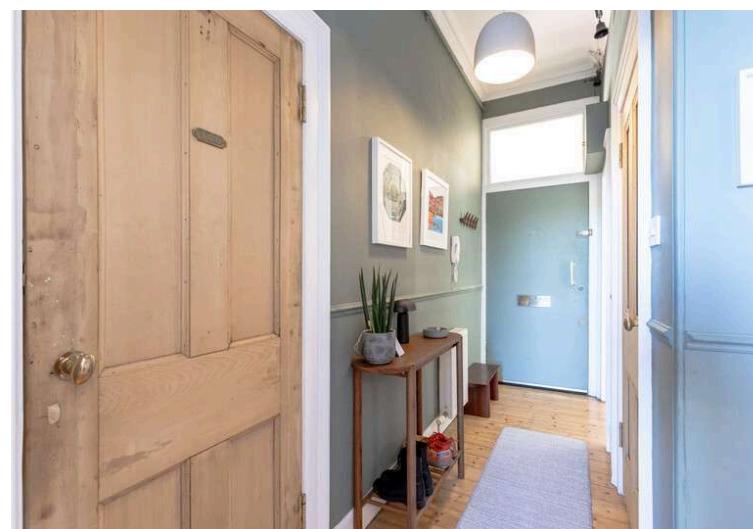
## TAKE A LOOK INSIDE

This beautifully presented top floor apartment is in a traditional tenement building in the vibrant Leith area.

The property comprises of a spacious living room with feature fireplace, kitchen with dining space, selection of floor and wall mounted shaker style units and integrated oven, 4 ring gas hob and fridge.

## KEY FEATURES

- Stylish top floor flat.
- Extremely generous double bedroom.
- Close to Leith Links and Water of Leith walkway.
- On street permit parking.
- Within a short walk of The Shore.
- Excellent local amenities nearby.



An extremely impressive double bedroom with westerly aspect has a walk-in wardrobe and Edinburgh press. A newly renovated modern bathroom features a bath with overhead shower and wash hand basin and a separate partially tiled WC.

The property further benefits from double glazing, gas central heating, and a tram stop very close by which provides a link to the city centre and Edinburgh Airport.

## THE LOCAL AREA

Edinburgh's historic area of Leith Walk is consistently voted one of the world's most bustling neighbourhoods. Leith, The Shore and Newhaven offer a wide selection of popular bars, fashionable restaurants, and stylish cafes plus there are excellent shopping facilities provided by Tesco superstores.

Leith Links provides a wonderful open green space with tennis courts and there's also a Lothian Leisure - Leith Victoria Gym and swimming pool within walking distance. A weekly farmers market is held on Dock Place with street food, local produce, and handmade crafts.

Excellent transport links mean that regular buses and trams take you into the City Centre, St James Quarter and onto Edinburgh International Airport.

## EXTRAS

All curtains, light fittings (excluding the hall light), fitted flooring and integrated appliances are included in the sale price.

## GET IN TOUCH



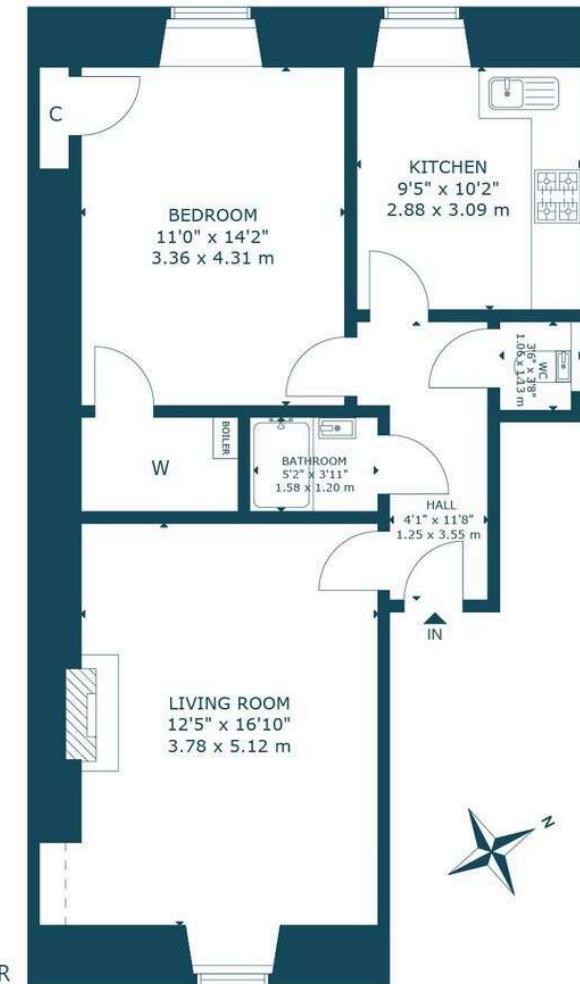
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 646 SQ FT / 60 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

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