



8/7 Constitution Street

Leith, Edinburgh, EH6 7BT

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Set on the second floor of an established development in Leith, this beautifully presented flat enjoys two bedrooms, an open-plan kitchen, living and dining room, and two bathrooms, plus access to a shared roof terrace and private residents' parking. The flat boasts outstanding amenities on the doorstep and within enviable easy reach, including Ocean Terminal Shopping Centre, a tram stop (two-minute walk away), other transport links, and scenic open spaces.

A secure shared entrance and stairwell (or lift) lead to the flat's front door on the second floor, where an inviting hall (with built-in storage) welcomes you inside and immediately sets the tone for the interiors to follow with neutral décor and wood-styled flooring. Following the hall along to the end, you reach the very heart of the home: the open-plan kitchen, living, and dining room. Filled with sunny natural light through southeast-facing windows, the room presents an ideal space for everyday family life and entertaining alike, with plenty of space for arrangements of lounge and dining furniture. The kitchen is neatly fitted to the other side of the room and comprises chic black wall and base cabinets, matching worktops, and contrasting white metro-tiled splashbacks. Integrated appliances comprise an oven, a hob (with a splashback panel), an extractor hood, a fridge/freezer, a dishwasher, and a washing machine. The room continues the appealing presentation of the hall with the same pared-back décor and flooring.



Features

- Second-floor flat in Leith
- Beautifully presented, modern interiors
- Secure shared entrance and lift service
- Southeast-facing, open-plan kitchen/living/dining room
- Two bedrooms (one with a built-in wardrobe)
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Shared rooftop garden
- Allocated parking space in a private residents' car park
- Electric heating system
- Double-glazed windows
- EPC Rating - D

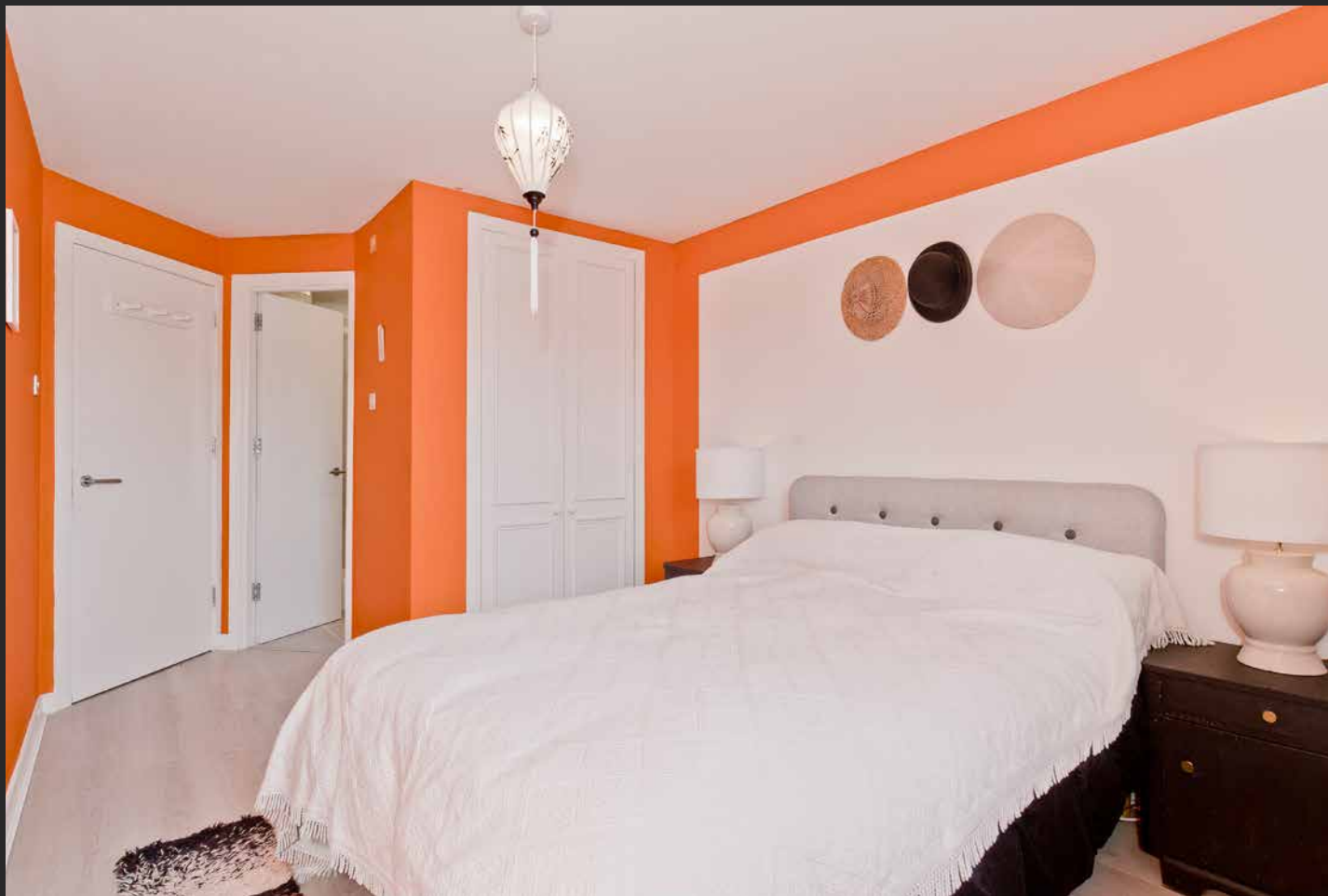




“The flat boasts outstanding amenities on the doorstep and within enviable easy reach, including Ocean Terminal Shopping Centre and a tram stop (two-minute walk away)”







The flat's two bedrooms are both well-proportioned and enjoy the same sunny aspect as the living area. The principal bedroom is decorated in bold, contemporary tones and further benefits from a built-in wardrobe and an en-suite shower room comprising a large shower enclosure, a WC-suite set into storage, and a mirrored, wall-mounted vanity cabinet. A separate bathroom completes the accommodation on offer and comes replete with a bath with an overhead rainfall shower and a glazed screen, a WC-suite set into storage, and a chrome towel radiator, all enveloped by understated tiling and stylish décor. Electric heating (with app control and inbuilt thermostats) and double glazing ensure year-round comfort and efficiency.

Externally, the development features a rooftop terrace and offers allocated parking in a private, gated and secure residents' car park. There is also a waste chute in the communal stairwell.

Extras: All light fittings and integrated kitchen appliances will be included in the sale.

Area

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, there is a new tramline through Leith, providing another swift connection to the city centre all the way to the airport. The school catchment area covers early years, primary, and secondary education.

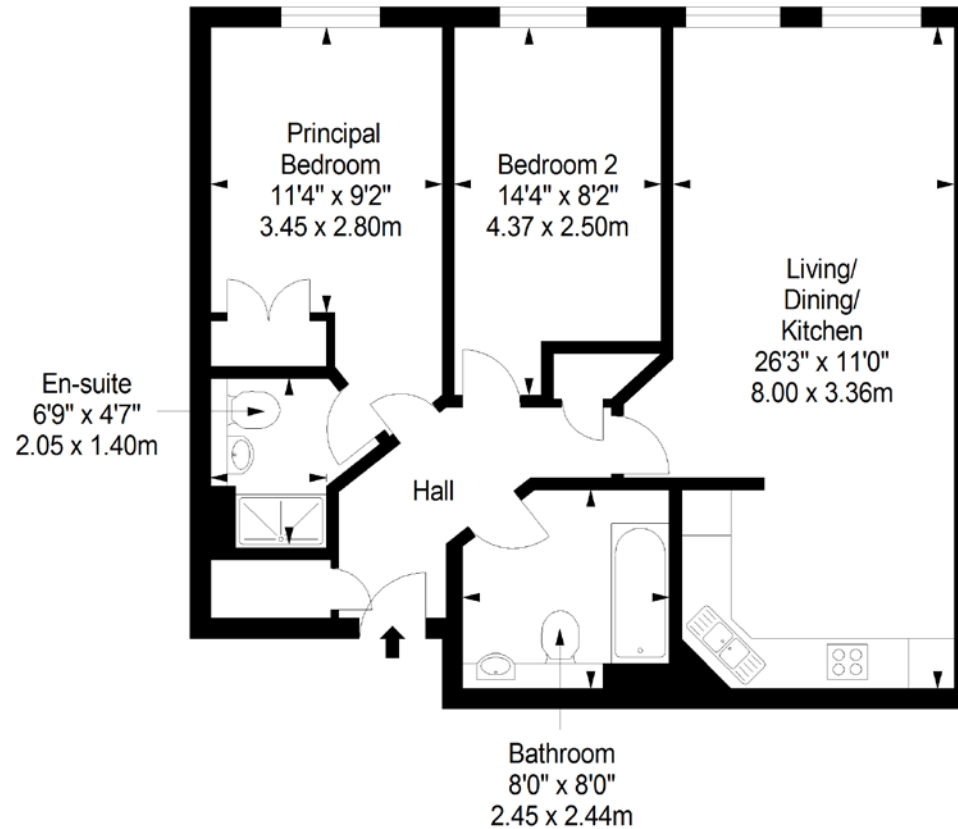




Floorplan

Second Floor

Approx. 69.4 sq. metres (747.0 sq. feet)



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