

COULTERS<sup>©</sup>

# 9/5 YARDHEADS

LEITH, EDINBURGH, EH6 6BU

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Forming part of an established warehouse conversion in the heart of Leith, this second floor two-bedroom flat is within walking distance of The Shore and fantastic local amenities.

This spacious property comprises a welcoming hallway with cupboard, dual aspect lounge Juliette balcony and kitchen with integrated appliances and a mixture of wall and floor mounted cabinets.

## KEY FEATURES



Second floor apartment.



Two double bedrooms with built in wardrobes.



Close to The Shore and Water of Leith walkway.



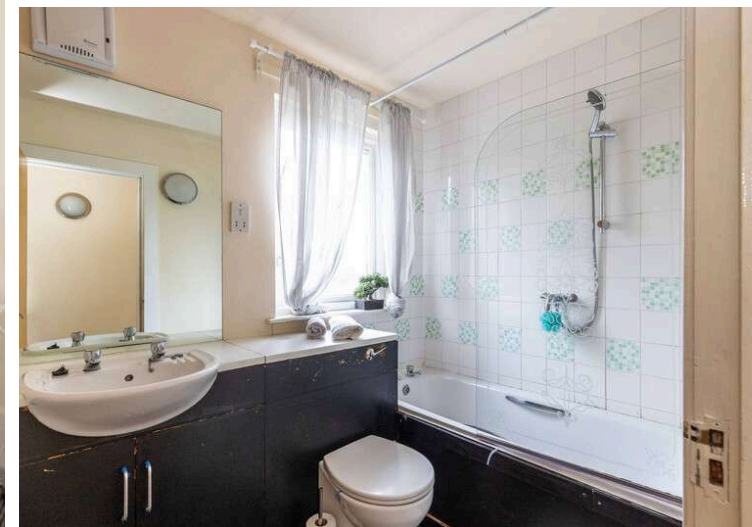
Private residents parking.



Located in the vibrant area of Leith



Excellent local amenities within walking distance.



Two good-sized double bedrooms both with built-in wardrobe space and a white three-piece suite bathroom with bath and overhead shower complete the accommodation.

The property features electric heating, double glazing, a secure entry door system and private residents parking.







## THE LOCAL AREA

Edinburgh's historic area of Leith is consistently voted one of the world's coolest neighbourhoods. Leith Walk, 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 and Asda superstores.

Leith Links provides a wonderful open green space with tennis courts and there's also a David Lloyd Health Club at Newhaven with swimming pools, fitness classes and a state-of-the-art gym. 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 and onto Edinburgh International Airport. Add information here about the local area.

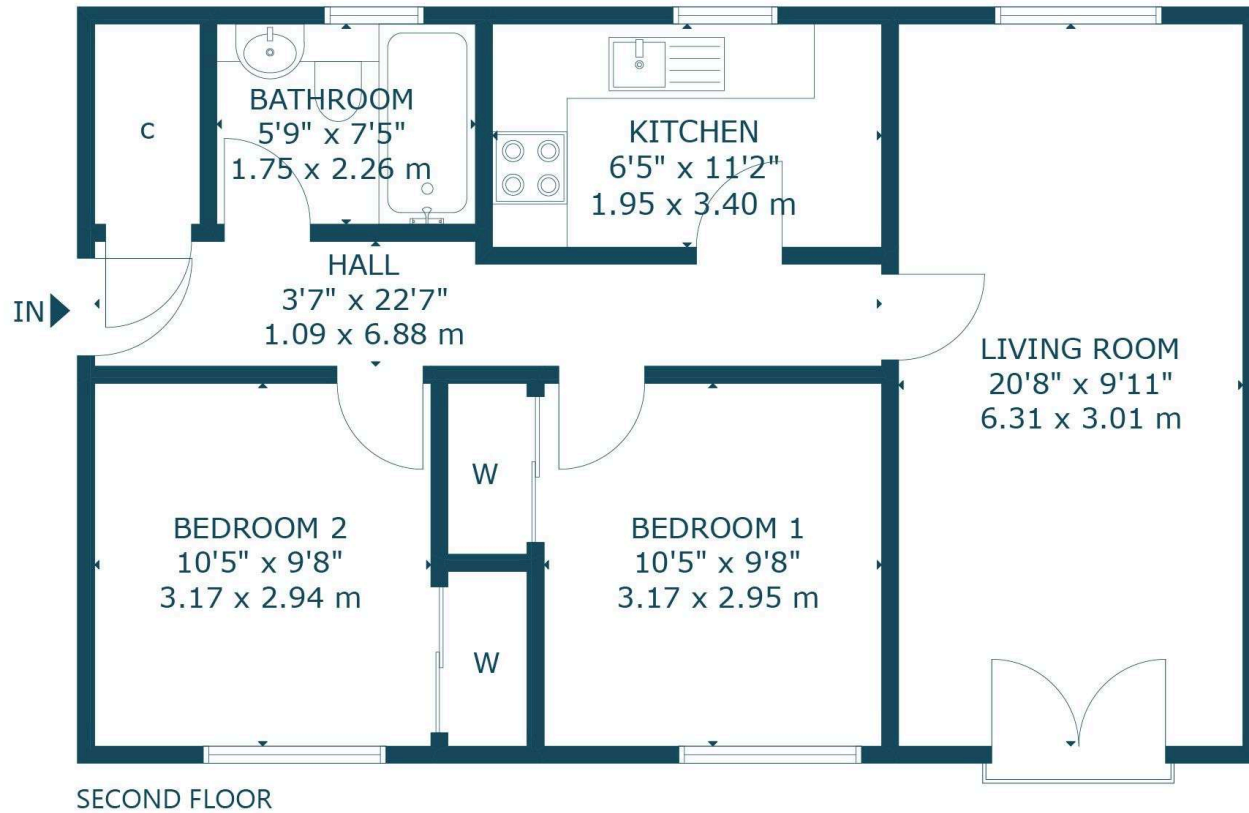
## EXTRAS

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









SECOND FLOOR

9/5 YARDHEADS, LEITH, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 681 SQ FT / 63 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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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.