

COULTERS<sup>©</sup>

# 12/6 YARDHEADS

LEITH, EDINBURGH, EH6 6BU

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Forming an addition to an established warehouse conversion in the heart of Leith, this spacious second floor two-bedroom flat is within walking distance of the vibrant Shore area and has fantastic local amenities.

The front door opens onto a welcoming hallway with large storage cupboard. There is an airy and bright dual aspect lounge with South facing Juliette balcony.

## KEY FEATURES



Bright and freshly decorated second floor flat.



Two double bedrooms with fitted 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.





The kitchen has white wall and base mounted cabinetry, with an integrated Neff electric induction hob and oven, in addition to an extractor hood. There are two good-sized double bedrooms, both with built-in wardrobe space. The stylish, sleek modern shower room with a large walk in shower completes the engaging 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.

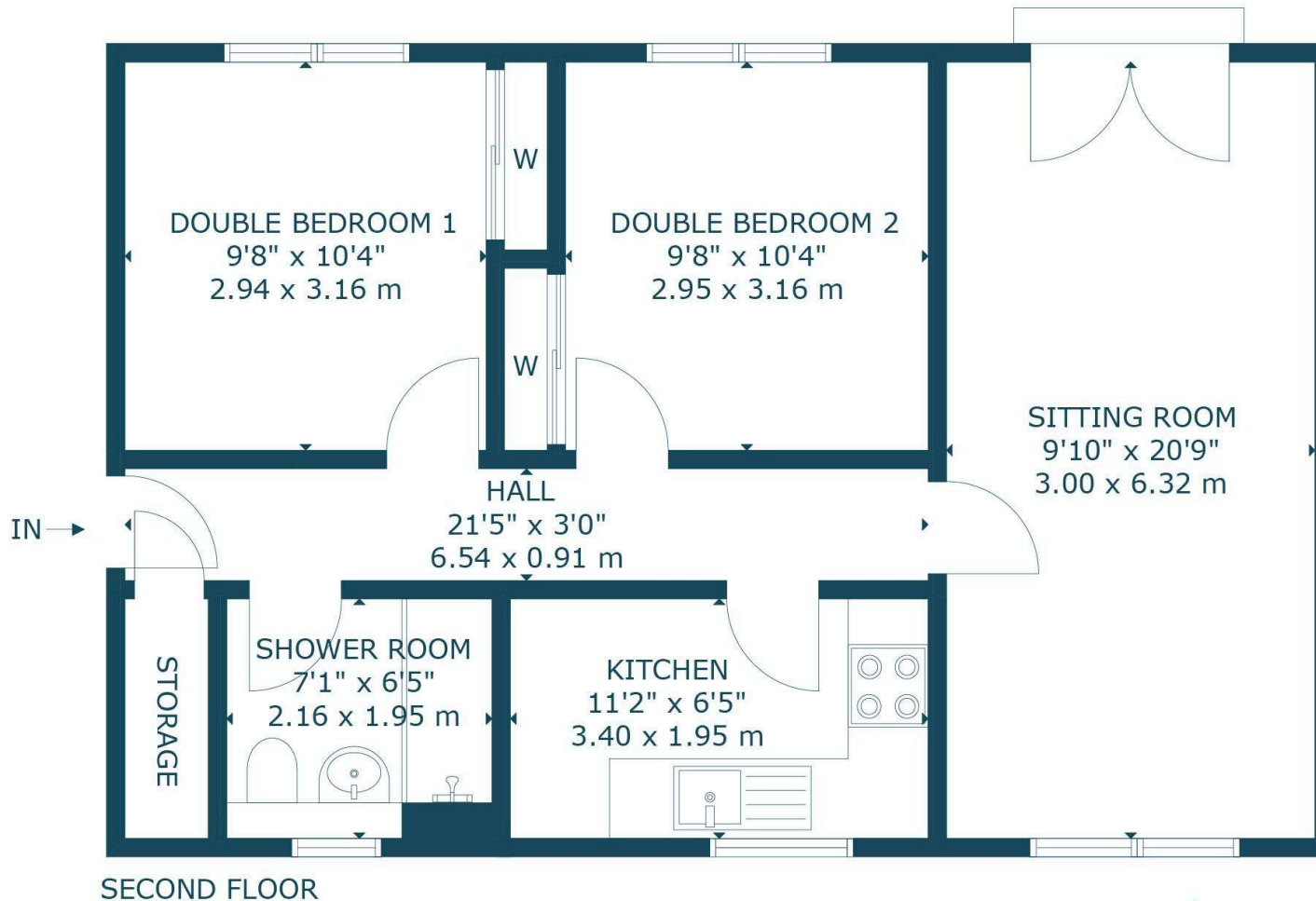
Leith Links provides a wonderful open green space with tennis courts and there's also a David Lloyd Health Club at Newhaven with swimming pools, fitness classes and a state-of-the-art gym. A weekly farmers market is held on Dock Place with street food, local produce, and handmade crafts.

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

## EXTRAS

All blinds, light fittings, fitted flooring, integrated appliances, washing machine and fridge/freezer are included in the sale.





SECOND FLOOR

12/6 YARDHEADS, LEITH, EDINBURGH, EH6 6BU  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 659 SQ FT / 61 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 Copyright © Nest Marketing www.nest-marketing.co.uk



## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.