

# 138/1 Constitution Street, Leith Edinburgh, EH6 6AJ

OFFERS OVER £380,000



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- Converted B listed two bedroom maisonette flat over two levels
- Large living room with ornate cornicing and light-filled windows
- Sizeable well fitted kitchen and dining area
- 2 double bedrooms (master en suite) and family bathroom
- GCH and mixture of double and single sash and case windows throughout
- Attractive communal courtyard and allocated parking space
- Located less than 5 minutes' walk from an Edinburgh Tram stop
- EPC C

### Description

This most impressive ground floor and lower maisonette flat is conveniently located right in the very heart of Edinburgh's sought after Leith, near to Edinburgh's tram line network. It occupies the ground and lower level and forms part of a classic stone built converted building (Circa 1780) which is Listed Category B. This desirable apartment (120 sqm) boasts a front-facing living room with high ceilings and dual aspect windows. The larger than average kitchen offers a wealth of sleek modern cabinets, central island unit, an integrated oven and 5-ring gas hob with wide hood above. There are two double bedrooms and large family bathroom, complete with traditional roll top bath (with shower over) and wash hand basin. The spacious master bedroom on the lower level offers the luxury of a stylish en suite shower room. There is also the benefit of a third upstairs WC.







### Central Heating and Windows

Gas central heating is complemented by a mixture of double-glazed timber windows, including acoustic glass, and traditional single glazed. All are sash and case and recently refurbished.

### Garden and parking

The property has the major advantage of its own stone-flagged entrance with classic black railings and an allocated parking space. There is communal garden space in this courtyard which is low maintenance. Leith links is conveniently located nearby.

### Location

Located just two miles northeast of the city centre, the historic and vibrant district of Leith offers an eclectic mix of bars, cafés, and eateries. Leith's rich cultural scene includes annual festivals, live music venues, galleries, and artists' studios. The fashionable Shore area is a sought-after waterfront with a variety of pubs and award-winning restaurants. Leith also offers tranquil green spaces like Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sports and leisure facilities. The area boasts a wealth of retail outlets and is within easy reach of the St James Quarter, offering high-street favourites, designer stores, and entertainment facilities. Ocean Terminal shopping centre provides additional shops, restaurants, a 24-hour gym, and a multiplex cinema. With excellent bus and tram services both day and night, and a direct tram link to Edinburgh International Airport, commuting is convenient. The school catchment area covers early years, primary, and secondary education.

### Extras

All flooring, carpets and curtains, the Miele oven, gas hob, cooker hood, and dishwasher are included in the sale.

### Council Tax and EPC

The property is in Council Tax band D and has a C EPC rating

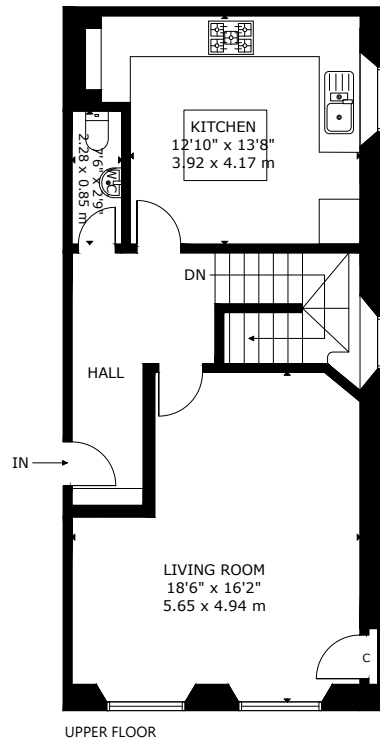
### Valuation

The property has been valued by Chartered Surveyors at £385,000 and the Home Report is available via the ESPC web site.

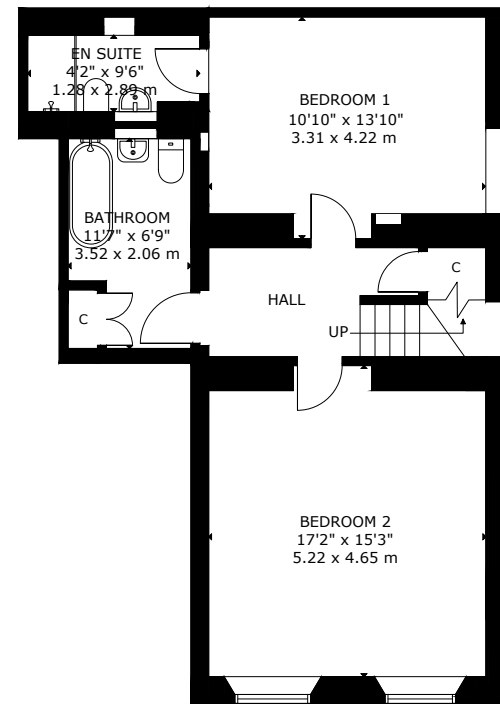
### Viewing

To view telephone Agents on 0131 229 3399





UPPER FLOOR



LOWER FLOOR



138/1 CONSTITUTION STREET, LEITH, EDINBURGH EH6 6AJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,292 SQ FT / 120 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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