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# 7/6 Admiralty Street,

Edinburgh, EH6 6JT



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C



FREEHOLD

## Description

An exciting opportunity has arisen to acquire this stunning two-bedroom third floor flat, superbly situated in a quiet cul-de-sac in the highly sought-after Leith district of Edinburgh, close to the fashionable Shore area. The property is in good condition throughout and will make a super starter home. The accommodation comprises a welcoming entrance hallway, a lovely bright and spacious open plan lounge/kitchen with useful breakfast bar, there are two double bedrooms, and a sleek, contemporary shower room completes the property. The property further benefits from gas central heating, sash & case windows, a communal garden to the rear and on street parking. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property on offer.

## Location

The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socializing. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping center is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

## Extras

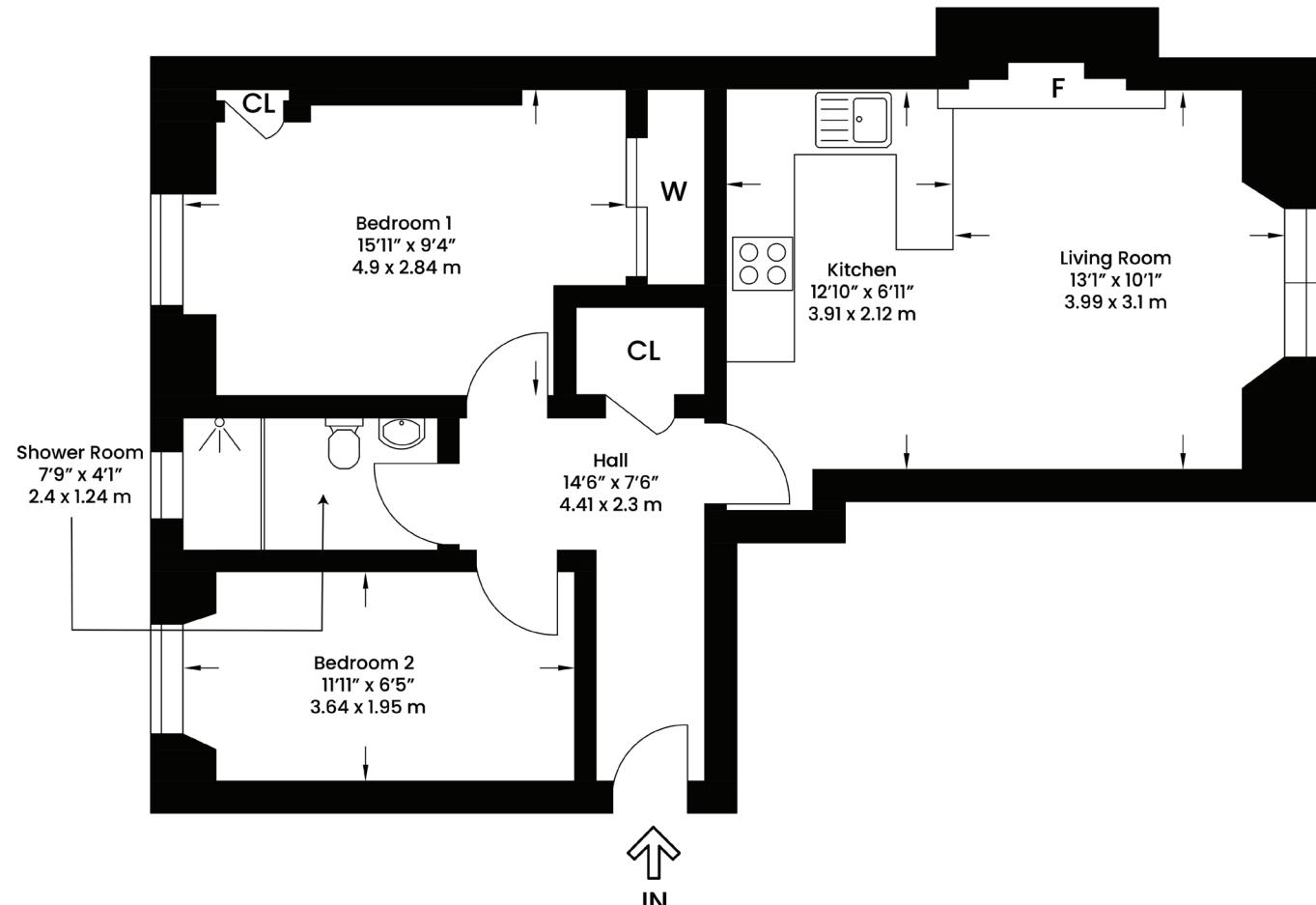
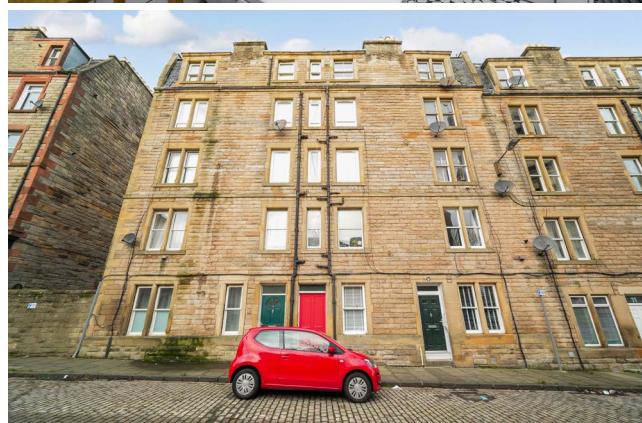
All fitted floor coverings and integrated appliances in the kitchen.

## Features

- Entrance hallway
- Open plan lounge/kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Communal garden to the rear
- On-street parking
- EPC rating - C
- Council Tax Band - B
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D110927)  
vistaBee 2026

