

OFFERS OVER £250,000

21/8 Stanwell Street  
Edinburgh, EH6 6NG

drummondmiller  
Solicitors & Estate Agents



- Stylish and well-proportioned 2 bed flat in the heart of Leith
- 2 well proportioned bedrooms
- Well appointed kitchen with excellent storage
- Parkside setting just moments from Leith Walk and The Shore.
- Spacious, bright living room offering flexible layout options.
- Gas central heating and double glazing throughout.
- Newly renovated family bathroom finished to a modern standard.
- EPC B

### Description

Drummond Miller is delighted to present this modern 2 bed apartment in the heart of Leith. Stanwell Street is a peaceful contemporary development that offers direct access to Pilrig Park, while also sitting just moments from Leith's vibrant attractions, cafés, and amenities.

The property is in excellent condition throughout and enjoys generous proportions, including a spacious living room, two well-sized bedrooms, a separate kitchen, and a stylish newly renovated family bathroom.

The large living room provides a bright and versatile space, easily accommodating both relaxation and dining areas.

The adjacent kitchen is thoughtfully designed, offering ample preparation and storage space through a wide selection of base and wall mounted units. Integrated appliances include a 5 ring gas hob, electric oven, dishwasher and free standing washing machine.





### Central Heating and double glazing

There is gas central heating, alongside double-glazed windows throughout.

### Garden and parking

The property benefits from an area of communal garden grounds surrounding the block and unallocated residents parking. There is also a secured shared bike shed located to the rear of the building.

### Location

Leith is one of Edinburgh's most characterful and sought after districts, offering a unique blend of vibrant city living and welcoming community atmosphere. From Stanwell Street, residents enjoy direct access to Pilrig Park, while also being just a short stroll from Leith Walk and The Shore two of the area's most celebrated destinations.

Leith Walk provides a lively mix of independent cafés, bakeries, bars, and everyday conveniences, making it ideal for local shopping and dining. A little further down, The Shore offers a picturesque waterfront setting lined with award winning restaurants, bistros, and converted warehouse venues, all contributing to Leith's renowned food and cultural scene. The nearby Ocean Terminal adds further choice with retail, leisure, and attractions.

Excellent transport links, including frequent buses and the Edinburgh tram, make travelling to the city centre and beyond fast and straightforward, while the area's blend of historic tenements, modern developments, and green spaces gives Leith its distinctive, well loved character.

### Council Tax and EPC

It is in Council Tax band D and has a B-rated Energy Performance Certificate.

### Home Report

The property has been valued at £260,000 and a link to the Home Report is available from the ESPC website.

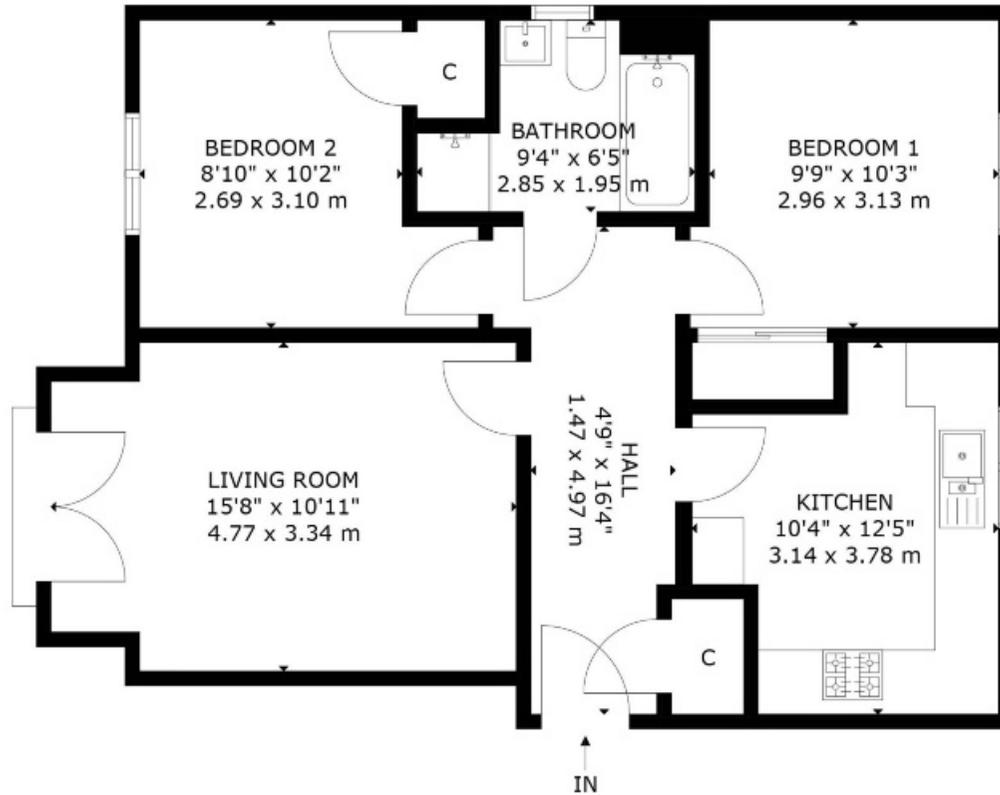
### Viewing

By appointment with the Agent telephone 0131 229 3399.

### Extras

The sale price includes all fitted carpets, curtain poles and white goods.





21-8 STANWELL STREET, EDINBURGH, EH6 5FQ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 675 SQ FT / 63 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

**drummondmiller**  
 Solicitors & Estate Agents



Local People. Local Offices.

Call us on 0131 229 3399 or  
 email [property@drummondmiller.co.uk](mailto:property@drummondmiller.co.uk)  
[drummondmiller.co.uk](http://drummondmiller.co.uk)

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh

01506 656 645	0131 663 9568	0131 229 3399	0141 332 0086	0131 665 3131
------------------	------------------	------------------	------------------	------------------

