



4/6 Ropemaker Street, Edinburgh, EH6 7AN

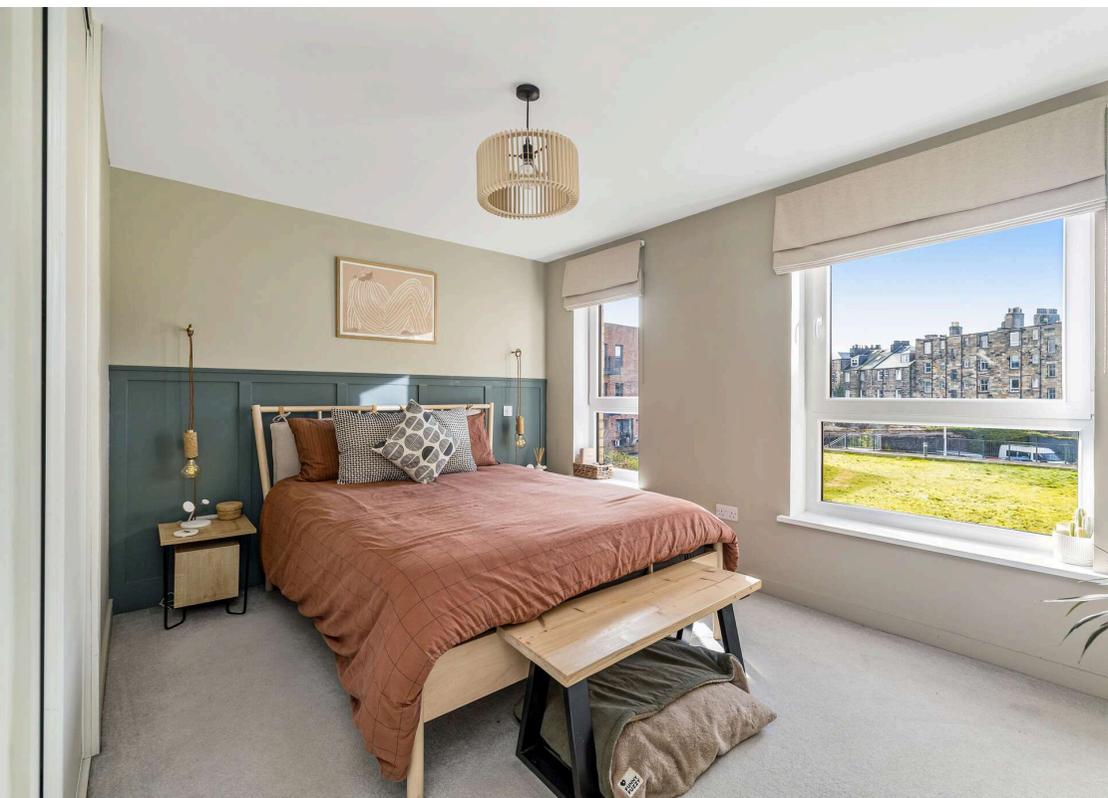


## Welcome

Welcome to Ropemaker Street, situated within a modern and well-maintained, factored development, this beautifully presented second-floor two bedroom apartment offers stylish and comfortable living in a highly convenient location. The property is accessed via a secure entry system with lifts servicing all floors, ensuring easy access. Externally, residents benefit from well-maintained communal gardens, providing pleasant outdoor space, secure underground parking with further on-street parking available. This property would make an ideal first-time purchase, city base, or investment opportunity, offering modern living within easy reach of excellent amenities, transport links, and attractions. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway
- Stunning open plan living/dining and kitchen
- South facing private balcony
- Two double bedrooms, one with en-suite
- Stylish bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Secure underground parking
- Lifts to all floors
- Secure bike store







## Leith

The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to the city centre and has a truly impressive range of independent shops and outlets. St James Quarter boasts a range of shops, restaurants, cinema and leisure activities and is a short walk away. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Trams Shore stop is close by, connecting Newhaven to Edinburgh Airport via the city centre. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.

## Agent's Note

The development is factored by Ross & Liddell with an approximate annual fee of £960.00 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer. Included in the sale are the integrated kitchen appliances, blinds were fitted and fixtures & fittings.





# Get in touch

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 0131 240 3818

Property Hub:

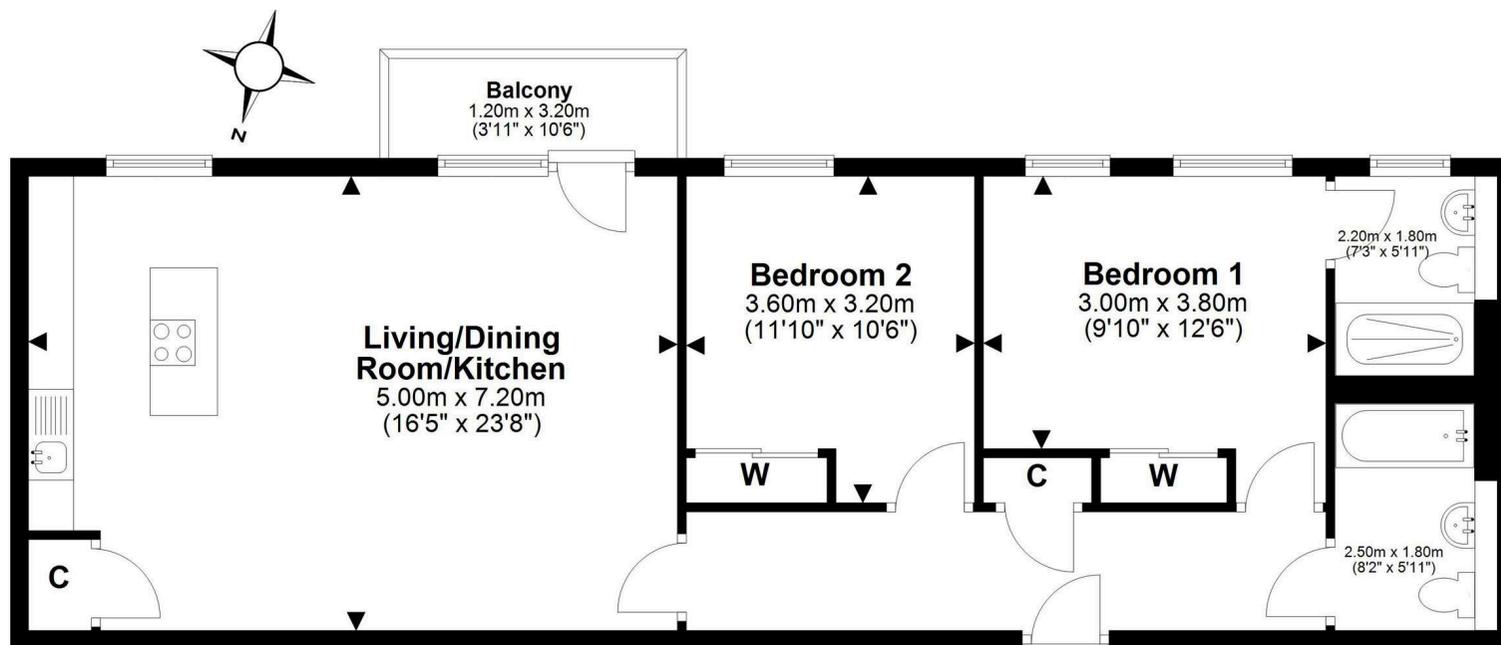
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.