



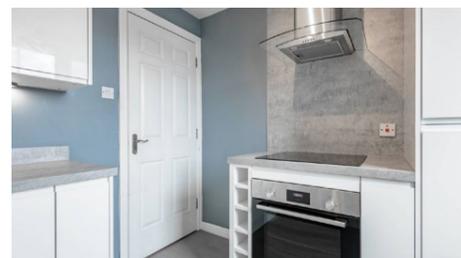
4/14 Steads Place,  
Leith, Edinburgh, EH6 5AD

CALL US ON 0131 447 4747

# 4/14 Steads Place, Leith, Edinburgh, EH6 5AD

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage & access to attic.
- Attractive and good-sized living room/dining room with views to Edinburgh Castle, Calton Hill, & Arthur's Seat.
- Modern fitted kitchen with appliances.
- Two double bedrooms both with fitted wardrobes.
- Contemporary fitted bathroom & shower.
- Gas central heating.
- Double glazing.
- Communal grounds.
- Two residence permit parking spaces.
- Further permitted meter parking in surrounding streets.



## GENERAL DESCRIPTION

A well-presented top floor flat situated within a popular modern development in the vibrant Leith district of the city, ideally positioned for access to a wide range of local amenities on Leith Walk and within walking distance of the City Centre. The property would make an ideal purchase for a first-time buyer or young couple and is brought to the market in move-in condition. Situated on an excellent corner position with outstanding views.

### FACTORING NOTE:

The development is factored by Ross & Liddell at the approximate charge of £100-200 per quarter. This includes the maintenance of the communal areas.

### COUNCIL TAX BAND

D.

### TRAIN STATION

APPROXIMATELY 1.2 MILES TO EDINBURGH WAVERLEY STATION.

### AIRPORT

APPROXIMATELY 9.7 MILES TO EDINBURGH AIRPORT.

### BUSES/TRAMS

WITHIN 100 METRES.

## LOCATION

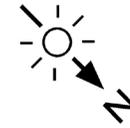
Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including three Michelin starred restaurants), galleries, bars and bistros, all within walking distance, as is the popular Shore area. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. The property is located next to the open expanse of Pilrig Park and there are also various local access points to the city's cycle path network and the Water of Leith walkway. Also within easy reach are the designer shops on George Street, Harvey Nichols, John Lewis and the St James Quarter. The Omni Centre at the east end of Princes Street plays host to a multi screen cinema, a Nuffield Health Gym and Leisure Club and a number of eateries. The Playhouse Theatre is next door and is also surrounded by a range of restaurants. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city. The tram stop at Balfour Street offers direct, quick and easy access to Edinburgh Airport.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND WASHER/DRYER. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION. THERE WILL BE NO GUARANTEES GIVEN FOR THE KITCHEN APPLIANCES AND THE FIRE IN THE LIVING ROOM/DINING ROOM IS NOT CURRENTLY IN WORKING ORDER.

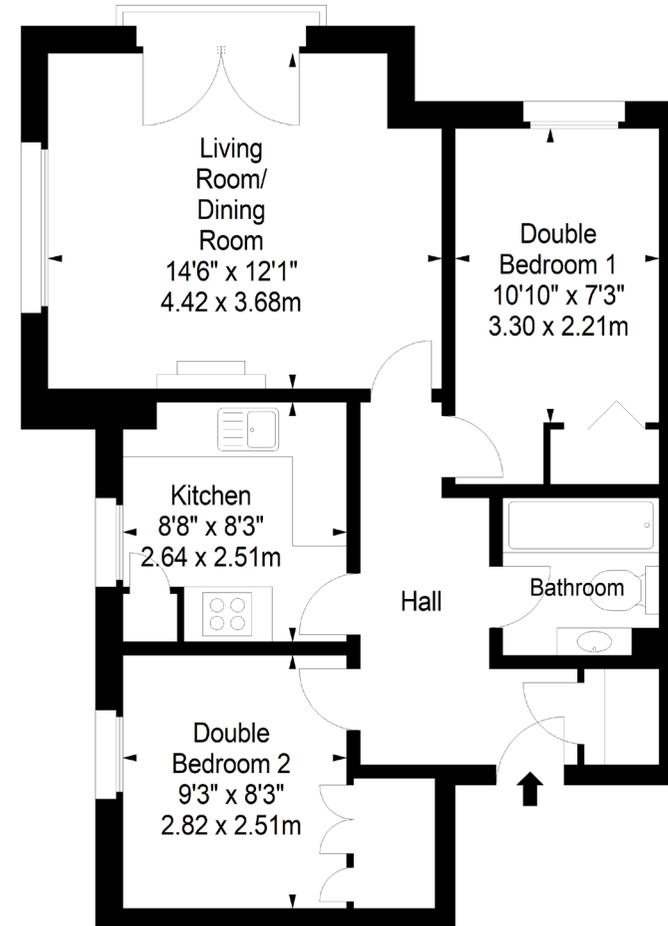




**Stead's Place,  
Edinburgh,  
Midlothian, EH6 5AD**



Approx. Gross Internal Area  
580 Sq Ft - 53.88 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Fourth Floor



**ENERGY PERFORMANCE  
CERTIFICATE RATING C**

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.