



Property Description

Bright and well-presented, one-bedroom, ground-floor flat, forming part of the traditional stone-built tenement. Conveniently located in the popular Leith area, north of Edinburgh city centre.

Comprises an entrance hall, living/dining room and kitchen, a double bedroom, and a shower room.

Highlights include modern gas central heating, double-glazed sash and case style windows, and a stylish modern bathroom. With tall ceilings and flexible room sizes, there is also a fitted kitchen with appliances and modern flooring.

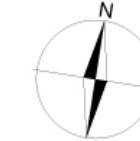
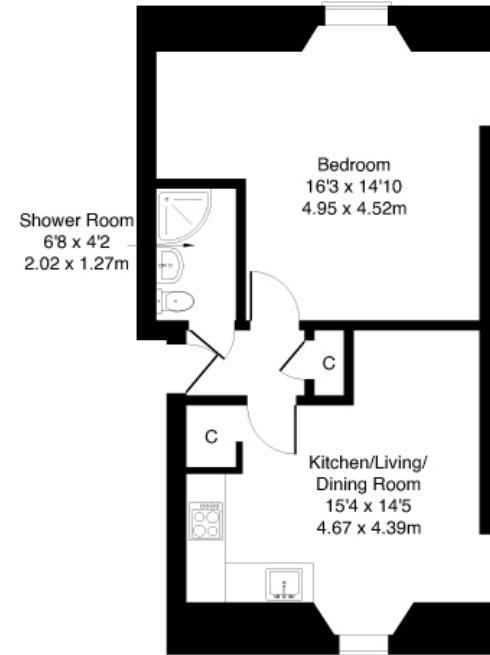
Externally, there is a shared garden to the rear, secured entry systems, and zoned street parking to the front.

A welcoming entrance hall provides access to all rooms throughout the property, creating a practical and well-proportioned layout. The living area is bright and inviting, featuring attractive wood-effect flooring, a central light fitting and ample space for both comfortable seating and a dining area, making it ideal for relaxing or entertaining. The kitchen is well equipped with hardwood worktops, a tiled splashback surround and a useful built-in storage cupboard. Further features include a sink with drainer and a range of appliances comprising a washing machine, microwave, integrated oven and gas hob with canopy extractor above.

Located at the front of the property, the spacious bedroom enjoys a peaceful setting and is enhanced by wood-effect flooring, a charming fireplace and a large window that allows an abundance of natural light to fill the room. The generous proportions easily accommodate a double bed and additional bedroom furniture. Completing the accommodation is a modern fitted shower room, benefiting from tiled flooring, a tiled splashback surround, contemporary spot lighting and a ladder-style radiator.

The Bedroom has been virtually staged with our compliments.

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55/2 Prince Regent Street, Edinburgh, EH6 4AP
Approximate Gross Internal Area: (441 sq ft - 41 sq m.)



Area Description

Leith is a vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and multi-

cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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