mov8 REAL ESTATE
Estate Agents and Solicitors

22/4 Stead's Place, Leith, Edinburgh, EH6 5DS

Liight and Well-Presented, Two-Bedroom, First-Floor, Corner-Aspect Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove find your happy Zoopla

Property Description

Light and well-presented, two-bedroom, first-floor, corner-aspect flat, set in a modern, factored residential development. Conveniently located in the Leith area, lying to the north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a bathroom.

Highlights include a stylish fitted kitchen and bathroom, continuous contemporary flooring and an impressive, dual-aspect public room, with a Juliet balcony. In addition, there is good, integrated storage, including wardrobes for both bedrooms, double glazing and HIVE gas central heating.

The development also includes a secured entry system, a shared bike store, well-maintained communal grounds and permits for residents' private parking.

An entrance hall, with storage, is finished with light, neutral decor and modern, wood-effect flooring, which continues throughout the flat. A spacious reception room benefits from plenty of natural light from generous, dual-aspect glazing, which includes French doors opening onto a southeast-facing Juliet balcony. Next door a kitchen is fitted with contemporary grey units, marble-effect worktops and stylish splashback tiling. Appliances include an integrated, eye-level oven, a ceramic hob, a stainless-steel canopy and a fridge/freezer, whilst space is available for a freestanding washing machine.

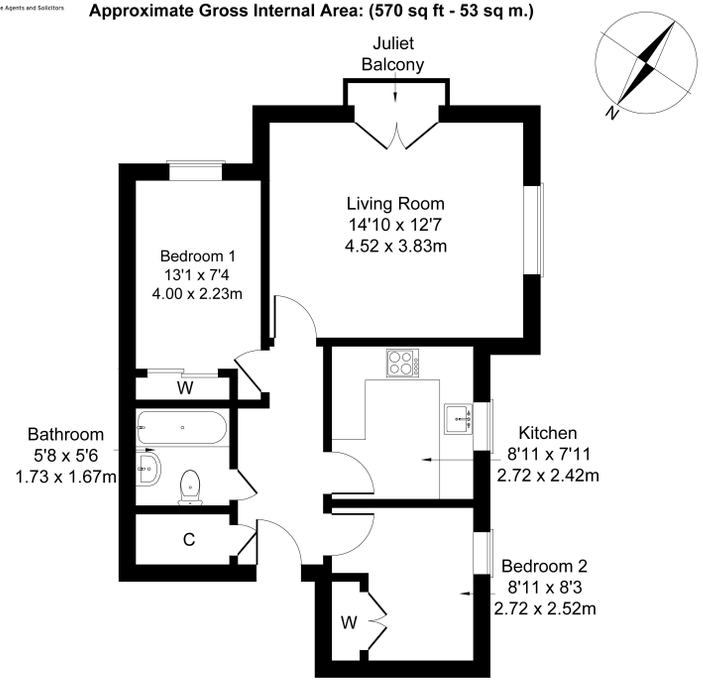
The flat's two bedrooms are well-finished like the living space and both benefit from built-in wardrobe storage. Enjoying different aspects, the bedrooms offer versatile spaces, with options for alternative use.

Completing the accommodation, a bathroom comprises a modern, three-piece suite, a rainfall shower-over-bath, tiled splash walls and vanity storage.

mov8 REAL ESTATE
Estate Agents and Solicitors

22/4, Stead's Place Edinburgh EH6 5DS

Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leith is a renowned and historic port area of Edinburgh, and is a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high-street names, restaurants, gyms, and multi-screen cinemas. There are numerous public parks and squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, with the new tram extension expected to complete in 2023.

Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ

mov8 REAL ESTATE

Estate Agents and Solicitors

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.