



Flat 7, 11 Arthur Street, Leith, Edinburgh, EH6 5DA

Well Presented & Spacious, Two Bedroom, Third (Top) Floor, Duplex Apartment

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Property Description

Well-presented and spacious, two bedroom, third floor (top) duplex apartment with secured parking. Set in a modern, factored residential development, superbly located in the Leith area, just north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, master bedroom with en-suite shower room, a further double bedroom and a bathroom.

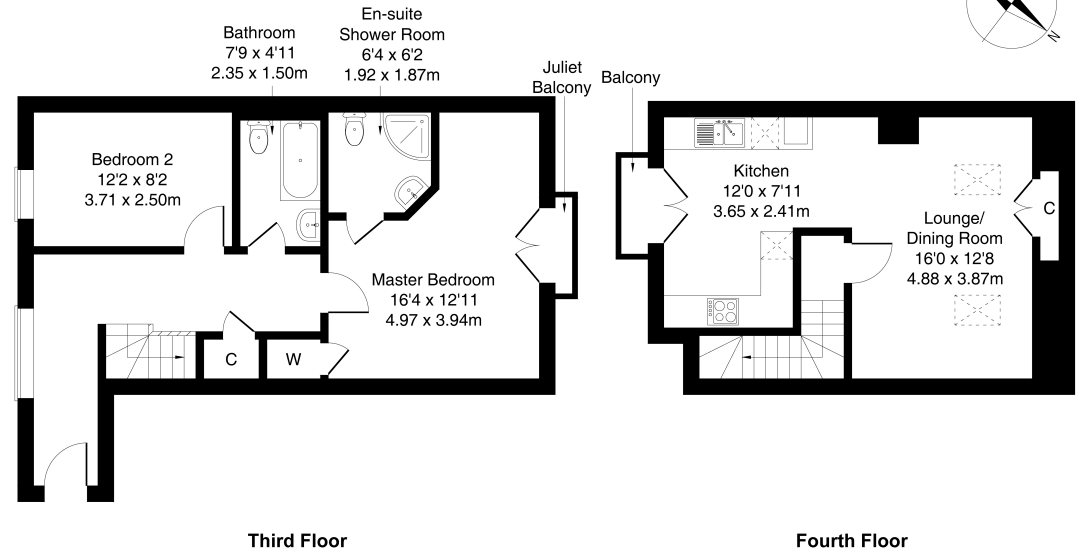
Highlights include a balcony for the kitchen and a Juliet balcony for the master bedroom, an integrated kitchen and contemporary flooring.

In addition, there is gas central heating, double glazing, good storage provision, a secured car park, and light well-kept communal halls.

The entrance hall has wood effect flooring, two light fittings, a storage cupboard and a large southerly facing window allowing plentiful natural light; whilst on the upper level, the carpeted stairs open into the open plan living/dining room and kitchen. The living/dining room features wood effect flooring extending through to the kitchen, spotlighting, two Velux-style windows and built-in storage. Whilst to the rear, with access to a southerly facing balcony, the kitchen is fitted with wall and base units, stone effect worktops, a stainless steel sink with drainer and a tiled surround. Appliances include an integrated oven, gas hob, fridge/freezer, washing machine and dishwasher.

Downstairs, the generously sized master bedroom features a Juliet balcony, wood effect flooring, plain coving, a built-in wardrobe and a fully tiled en-suite shower room with quality Travertine tiles, a modern suite with a corner cubicle and a mains mixer shower with a 'rainfall' showerhead. Set to the opposite aspect, bedroom two is similarly well finished with wood effect flooring and ample space for freestanding furniture. Completing the accommodation, the bathroom is fitted with a three-piece suite, an electric shower over the bath and a ladder-style radiator.

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Approximate Gross Internal Area: (915 sq ft - 85 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.





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