



1f2, 1 Seaport Street, Edinburgh, EH6 6SJ

Exceptionally Spacious, Two-Bedroom, First-Floor, Corner Aspect Flat

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Property Description

Tastefully presented and exceptionally spacious, two-bedroom, first-floor corner aspect flat, forming part of characterful stone-built Georgian tenement. Located in the heart of Leith's fashionable Shore district, northeast of Edinburgh city centre.

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

This impressive period property features generous room sizes, tall ceilings and windows, working window shutters, ornate cornice work and feature fireplaces.

In addition, there is a fitted kitchen with quality stone worktops, plus a generous bathroom with a corner bath and a separate shower cubicle.

Furthermore, there is a secure entry system, excellent storage provision, including two private stairwell cupboards, and zoned parking on the surrounding streets.

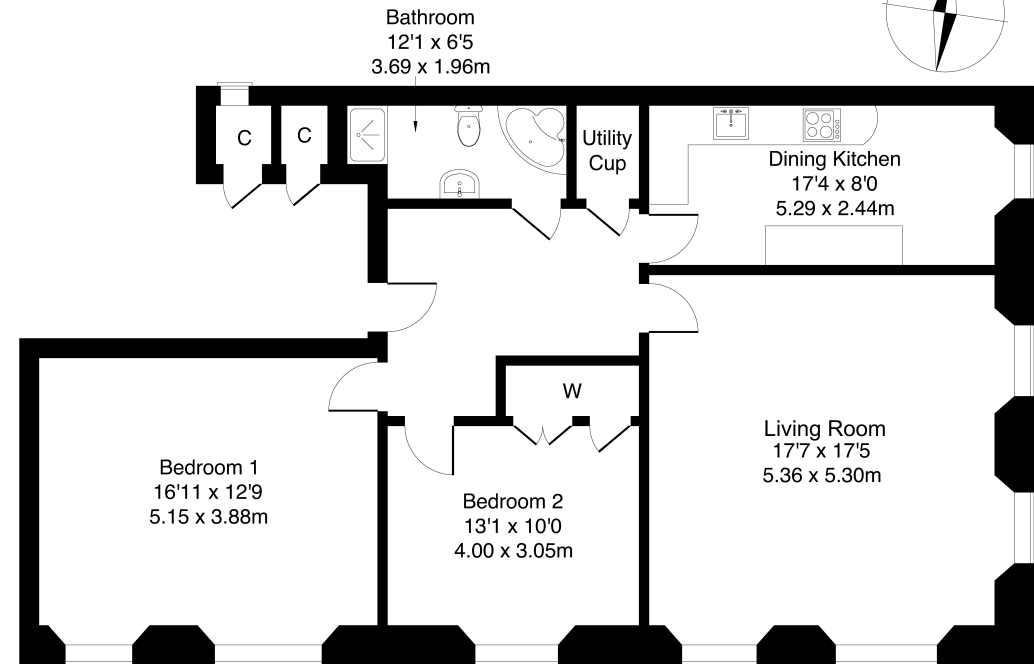
A welcoming entrance hall affords access throughout the property, with an exceptionally spacious living room enjoying a dual, corner aspect, with four impressive windows allowing plenty of natural light. Tastefully finished with light decor, the room features period ornate cornicework, a fireplace, carpeted flooring, and bespoke shelving. A good-size kitchen boasts wall and base units, stone effect worktops, a tiled surround, unit downlighting, an inset stainless-steel sink, an integrated oven, a five-ring hob with an extractor hood, a microwave, a fridge, and a dishwasher.

A bright and generous main bedroom includes varnished wood flooring, two southerly facing windows, a feature fireplace, and plenty of space for freestanding furnishing. A further, well-finished bedroom has carpeted flooring, ornate cornicework, and superb storage with built-in wardrobe space. Completing the accommodation, a large and stylish bathroom is fitted with a four-piece suite, including a corner bath and a separate shower cubicle.



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Approximate Gross Internal Area: (1055 sq ft - 98 sq m.)

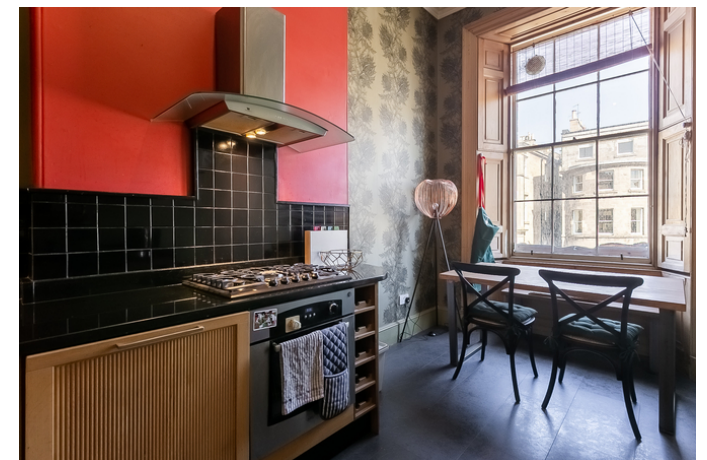


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Shore is a trendy and vibrant neighborhood located just north of Edinburgh's city center, offering a unique blend of historic charm and contemporary developments. This dynamic area is renowned for its exceptional selection of local artisan shops, cafés, and restaurants, including several Michelin-starred venues. Leith itself offers a variety of shopping options, with Great Junction Street and the foot of Leith Walk nearby, as well as multiple supermarkets within easy reach. The area also boasts weekly markets, showcasing local food stalls and independent retailers. For those seeking

a broader retail experience, Ocean Terminal is home to an array of high-street stores, a multi-screen cinema, a gym, a spa, and diverse dining options. Outdoor enthusiasts will appreciate the scenic walks and cycleways along the Newhaven shore and the Water of Leith, while the expansive Leith Links park provides ample green space for relaxation. Excellent transport links to the city center and beyond are complemented by the newly operational tram extension to Newhaven, making the area easily accessible.





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