



**1/3, St Leonards Street, Edinburgh, EH8 9RN**

Light & Beautifully Presented, Dual-Aspect, One-Bedroom First-Floor Flat

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# Property Description

Light and beautifully presented, this dual-aspect one-bedroom, first-floor flat forms part of a well-established development in the vibrant Pleasance area, just south of Edinburgh city centre.

Perfectly positioned for easy access to the historic Grassmarket, the University quarter, and the open green spaces of Holyrood Park, the property offers an ideal starter home or buy-to-let investment.

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

Highlights include a stylish, fully integrated kitchen, modern bathroom, and continuous contemporary flooring. In addition, there is electric heating, double glazing, and good storage provision.

The development benefits from a secure entry system and a private residential car park.

The accommodation is entered via a welcoming hallway providing access to most rooms and featuring a useful storage cupboard. To the front, a bright and generously proportioned living room enjoys a sunny westerly aspect through twin windows, flooding the space with natural light. Finished in fresh, neutral decor and contemporary wood-effect flooring that flows seamlessly from the hall, the room offers ample space for both relaxing and dining. Set just off the lounge, the stylish kitchen is fitted with modern units and marble-effect worktops, complemented by a stainless-steel sink with a drainer. Appliances include an integrated eye-level oven, electric hob, fridge/freezer, and a freestanding washing machine.

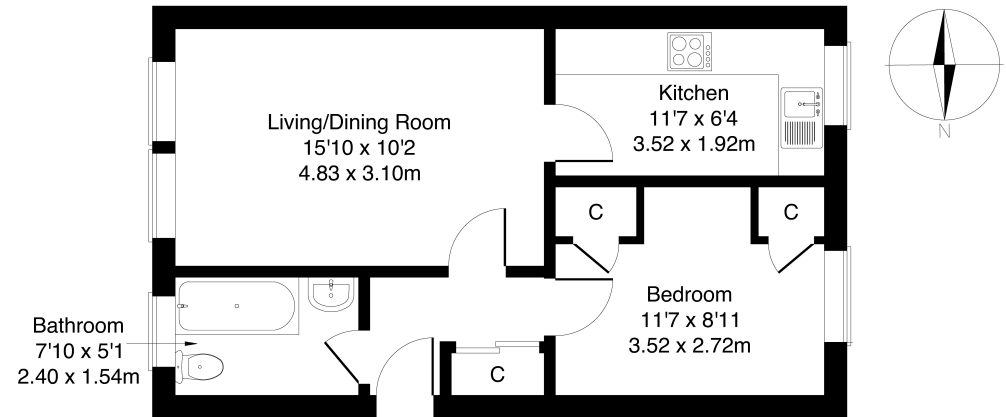
The well-proportioned double bedroom is tastefully decorated in light tones and finished with carpeting, with excellent storage provided by two built-in wardrobes. Completing the accommodation, a good-sized bathroom is fitted with a three-piece suite, including a shower over the bath, tiled splash walls, and a ladder-style radiator.

Offering bright interiors, practical storage, and an enviable central location, this appealing flat presents a superb opportunity in one of Edinburgh's most vibrant and sought-after areas.



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**Approximate Gross Internal Area: (441 sq ft - 41 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 Pleasance enjoys a vibrant location on the edge of St Leonards, Newington, the Old Town and Holyrood. A wide range of local amenities are available nearby, including specialist shops, bars, restaurants and cafés, with further options along the historic Royal Mile. The area is ideally placed for Edinburgh University, the Scottish Parliament and the Royal Commonwealth Pool. A wealth of iconic

landmarks and green spaces are within easy reach, including Edinburgh Castle, St Giles' Cathedral, the Grassmarket, Holyrood Park, Arthur's Seat, The Meadows and Blackford Hill. Princes Street and George Street provide extensive shopping options, all within walking distance, along with convenient access to Waverley Station and St Andrew's Square for travel throughout the city and







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