



22/6 Stead's Place, Edinburgh, EH6 5DS

Light and Beautifully Presented, Two-Bedroom, First-Floor Flat

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Property Description

Light and beautifully presented, two-bedroom, first-floor flat, set in a modern, factored residential development. Conveniently located in a quiet, leafy cul-de-sac, the Leith area lies to the north of Edinburgh city centre.

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

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

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

A warm entrance welcomes you into the property, with the hallway featuring wood-effect flooring and benefiting from a storage cupboard near the front of the property, providing access to all rooms. The lightly presented living/dining area is decorated in soft tones and offers space for a decent-sized dining set, thanks to the base-style windows and battened doors that open to a Juliet balcony—making it ideal for entertaining.

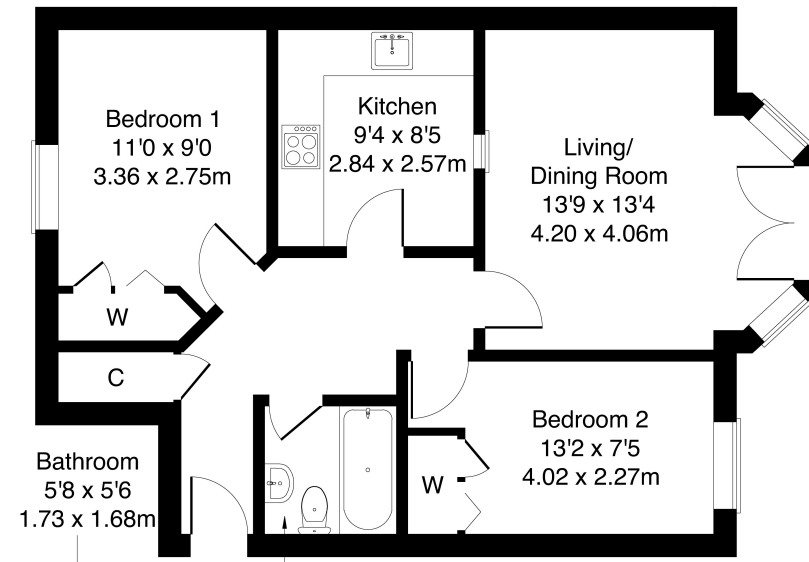
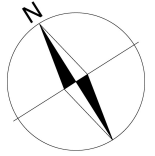
The kitchen has a modern finish, featuring sleek quartz countertops, a light splashback, and a sink with a drainer, along with integrated appliances including an oven with electric hob and canopy above, a dishwasher, and a fridge/freezer.

At the front of the property, bedroom one is carpeted and decorated in light tones, complete with built-in cupboards, while bedroom two, also featuring built-in storage, is a single room. The family bathroom is fully tiled and includes a three-piece suite with a shower over the bath.



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Approximate Gross Internal Area: (614 sq ft - 57 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 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-screen 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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