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- Castle Glimpse - 95/1 Ferry Road, Leith, Edinburgh, EH6 4AQ

Stylish, Bright & Beautifully Presented, Three-Bedroom, First Floor Flat

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Property Description

Stylish, bright, and beautifully presented, Castle Glimpse is a stunning three-bedroom, southwesterly-facing corner-aspect flat with elevated views of Edinburgh Castle. A regional finalist for 2021's Scotland's Home of the Year, the property offers a tasteful mix of carefully retained period details and contemporary features. Set on the first floor, the property forms part of a classic stone-built Georgian tenement, and is ideally situated in the vibrant area of Leith, north of Edinburgh city centre.

Comprises: an entrance hallway, living room, dining/kitchen, three flexible bedrooms, and a family bathroom.

Highlights include refurbished wood flooring, working window shutters, ornate cornice-work, tall ceilings, sash and case double glazed windows, and impressive feature fireplaces. In addition, there is a quality fitted kitchen with appliances, a stylish bathroom, contemporary lighting, NEST gas central heating, and a secure entry system. All items of furniture are available for inclusion in the sale by separate negotiation.

Externally, there is a semi-private garden to the front, shared with only one other property, with tall privacy hedging, ample storage for bikes/barbeque, and a bespoke decorated communal stairway. The property also benefits from free unrestricted on-street parking in the area.

A bright and colourful stairway leads up to the first floor, and opens into a spacious entrance hall where there is wood flooring, space for outerwear, and room for freestanding storage. The generous living room offers ornate cornice-work, a ceiling rose, a feature fireplace, a press cupboard, and two large windows providing plenty of natural light and, as the name suggests, a view towards Edinburgh Castle.

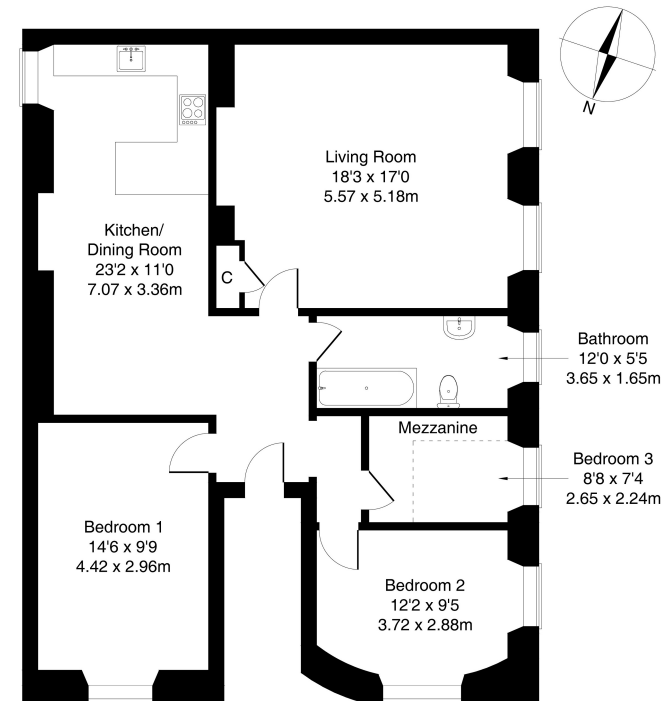
Through an open archway from the hall, the stylish kitchen includes ample room for dining furniture, a feature stone wall and hearth, a breakfast bar and contemporary lighting. The kitchen itself is fitted with modern units with extensive storage, solid laminate worktops with a matching upstand, a composite sink, and an integrated fridge/freezer, oven, and gas hob with a canopy above.

There are two tastefully presented double bedrooms set towards the front, both with period features and working window shutters, with bedroom one additionally including a decorative fireplace. Set to the side and offering flexible use as a home office, bedroom three offers a king size mezzanine level bed with a memory foam comfort mattress and has good space overhead with ample storage underneath. Completing the accommodation, the bathroom consists of a modern suite, a mains rainfall showerhead over the bath, and tiled splash walls.

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Approximate Gross Internal Area: (1066 sq ft - 99 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. With the popular Pitt Street Market moments away from the property, the nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the soon-to-be-completed St James Quarter offer many high-street names, restaurants, gyms, and multi-screen cinemas.

For further outdoor recreation, there are numerous public parks and squares to be found nearby, including Coallie Park on the Water of Leith Walkway, Victoria Park, Pilrig Park and the expansive Leith Links. The area is well-served by a number of primary schools, with secondary schooling at Trinity Academy. Frequent bus services are available from the doorstep on Ferry Road, with the new tram extension also expected to complete in 2023.





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