



Estate Agents and Solicitors

**46/1 Seafeld Road, Leith, Edinburgh, EH6 7LQ**

Immaculately Presented, One-Bedroom, Ground Floor Flat

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# Property Description

Immaculately presented, one-bedroom, ground-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Leith area, northeast of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, utility cupboard, double bedroom and a shower room.

Ready-to-move-in, with a modern kitchen, a stylish shower room (new 23'), contemporary flooring and lighting throughout complemented with light neutral decor.

In addition, there is gas central heating, uPVC double glazing, and a well-maintained shared garden to the rear.

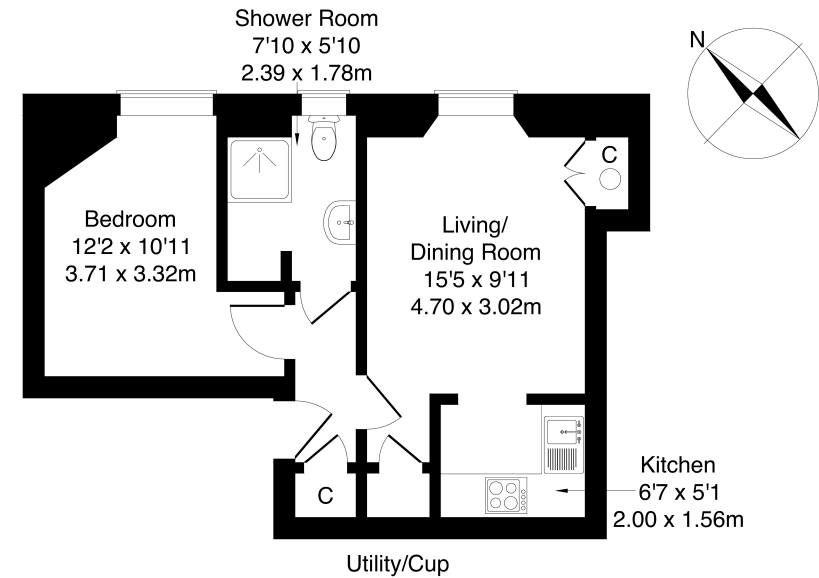
A welcoming entrance hall affords access throughout the property and features a convenient built-in cupboard. A well-presented living and dining room is finished with light decor, wood effect flooring and a central light fitting, whilst featuring good storage provision with a built-in utility cupboard and a press cupboard. Semi-open-plan to the living area, a stylish kitchen is fitted with modern units, stone effect worktops, a sink with drainer, and an integrated oven and electric hob, and a freestanding fridge and washing machine.

With wood effect flooring continuing from the hall, the double bedroom is finished in light decor, with a wardrobe included in the sale, whilst offering ample space for further furnishing. Completing the accommodation, the recently fitted shower room features a modern suite including a recessed shower cubicle with a rainfall showerhead, a vanity unit with basin, a WC, wood effect flooring, a ladder-style radiator, and superb storage with integrated shelving.



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**Approximate Gross Internal Area: (388 sq ft - 36 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; whilst the beach is just 5 minute's walk away, with the seafront promenade and bustling high street further along at Portobello. 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 recent tram extension now operating between Edinburgh Airport and Newhaven.







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